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North East Lincolnshire: Local Plan Viability Study

Prepared for

North East Lincolnshire Council

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Regulated by RICS

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1 Summary

1.1 This report tests the ability of developments in North East Lincolnshire to accommodate emerging policies in the emerging North East Lincolnshire Local Plan alongside contributions towards community infrastructure through planning obligations.

1.2 The study takes account of the impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG'), the RICS Guidance Note 'Assessing v*iability in Planning under the National Planning Policy Framework for England (2021)*' and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'.

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 Authority's area over the life of the emerging Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels and tenure mixes 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 policy requirements in the Council's emerging Local Plan generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the PPG.

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 planning obligations) 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 a site.

1.5 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of potential development sites at a time when the market has experienced a period of volatility following the recent and ongoing geopolitical issues and an upwards shift in mortgage rates following the September 2022 'Fiscal Event'. Despite this recent volatility, forecasts for future house price growth point to growth in mainstream Yorkshire and Humberside housing markets, although this growth is expected to be muted in the short term as a result of high interest rates, which are expected to fall in 2027. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. The assumed growth rates for this sensitivity analysis are outlined in Section 4.

1.6 While this growth is not guaranteed, we are mindful of the Housing Minister's letter to the Planning Inspectorate dated 15 July 2026 which states that "*With the benefits of up-to-date local plans firmly in mind, it is important that local plan deliverability and viability challenges be considered in a broad context, especially when economic conditions are volatile and are causing fluctuations to market conditions and heightening development risk and associated costs. As such, allocations should generally be assessed against their prospects of delivery over the plan period as a whole, rather than solely against current market conditions. For these reasons, where a robust evidence base exists and there is a reasonable basis for concluding that allocations are capable of delivery over the plan period as a whole, I expect concerns regarding deliverability and viability to be approached pragmatically".*

1.7 Our sensitivity testing is therefore intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. In any area, differences between sites in terms of capacity, existing use value, residential and commercial values and infrastructure costs will mean that there may not be a precise correlation between the outputs of this study and scheme-specific viability when applications are submitted. Inputs to

scheme-specific appraisals submitted with applications will need to be justified by reference to comparable and other supporting evidence relevant to the particular site and scheme at the time of the application.

Key findings

1.8 The key findings of the study are as follows:

- **Section 106 contributions:** Our appraisals reflect the Council's requirements for contributions towards education provision by building in a financial contribution of £10,374.31 per unit, so the outputs of our appraisals reflect the cumulative impact of all policy requirements.

- While the Council has not historically sought Section 106 contributions towards health, we understand that this may be a consideration at some point over the plan period. Our appraisals indicate that there may be scope for contributions towards health in some cases where needs arise, but this would need to be judged on a case-by-case basis and subject to viability, having regard to other policy objectives.

- **Affordable housing:** Our review of sales values achieved across the area indicate that the Low, Medium and High values zones identified in the Draft Plan are consistent with the evidence and this is an appropriate framework within which to set affordable housing targets in different parts of the Council's area.

- We have appraised residential schemes with a range of affordable housing from 0% to 30%, which covers the differential percentages sought by emerging Strategic Policy **12** (on greenfield sites: 20% in the high value area; 10% in the medium value area and 0% in the low value area; and on brownfield sites: 15% in the high value area; 10% in the medium value area; and 0% in the low value area). There are significant differences in the viability of schemes and the level of affordable housing that can be viably provided, the most significant factor being the sales value applied. Benchmark Land Value also has a significant bearing on viability.

- In the lower value area, residential schemes are unviable before any affordable housing is provided, which would indicate that the Council's emerging approach of nil affordable housing in the lowest value parts of the area would be a logical policy response. Developers may be able to bring schemes forward in these areas if they are able to reduce construction costs and would be facilitated to do so by the affordable housing policy being applied at a nil rate.

- In the medium value area, our appraisals indicate that residential schemes should be able to viably provide the emerging policy which seeks 10% of units as affordable on both greenfield and brownfield sites. Not all typologies are able to viably meet this target, so a limited amount of viability testing may be required at the development management stage.

- In the higher value area, schemes will be able to viably provide the full target sought in the emerging plan of 20% on greenfield sites and 15% on brownfield sites. The appraisal outputs indicate that in some cases, higher percentages could be provided, but adopting the targets in the emerging plan would leave a degree of headroom allowing for market cycles and scheme-specific abnormal costs.

- The Council's preferred tenure mix is 80% rented housing and 20% intermediate (which can include Shared Ownership and/or First Homes). The NPPF published in December 2024 removed the requirement for First Homes, although this tenure will remain within the NPPF definition of affordable housing. Our appraisals indicate that schemes are more viable if the intermediate element is delivered as Shared Ownership, rather than First Homes due to a range of cost savings resulting from providing all of the intermediate housing as the former rather than the latter.

- **Biodiversity Net gain:** developments **are required by statute to** achieve a 10% biodiversity net gain**.** A 10% biodiversity net gain results in a modest reduction in residual land values of circa 4% which is not of sufficient magnitude to prevent schemes coming forward.

- **Electric Vehicle Charging:** Policy **9** requires that developments are to incorporate electric vehicle charging. Use of electric cars is increasing and developers are likely to face demand for electric vehicle charging from purchasers. The emerging Policy therefore reflects occupier trends that developers will need to meet in any event. That said, the impact of the policy requirement is typically 3% of residual land value, which is not of sufficient magnitude to prevent schemes coming forward.

- **Energy and low carbon living:** the Council's Draft Policy 2 seeks that developments should aim to reduce energy demand, supply energy from renewable and low carbon sources, and offset carbon emissions. The cost of achieving net zero carbon in developments varies and we have tested two scenarios which reflect the range of cost estimates (scenario 1 models a 3% increase in costs and scenario 2 models a 5% increase in costs). When scenario 1 costs are applied, the impact on residual land values is around **35**% on average. With the higher scenarios 2 costs, the residual land values fall by an average of **62**%. As more developers start to use on-site technologies, the costs are likely to fall over the plan period. It should also be noted that the emerging policy does not seek net zero carbon at this stage and this is clearly a longer term aim which is consistent with the government's aim of a 68% reduction in carbon emissions against 1990 levels) by 2030 and achieving net zero carbon by 2050.

2 Introduction

2.1 The Council has commissioned this study to consider the ability of developments to accommodate emerging Local Plan policies alongside contributions towards infrastructure through planning obligations. The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward over the life of the Plan to test the impact of emerging policies.

2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies, with particular reference to the impact on viability of the Council's emerging planning policies alongside anticipated planning obligations. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that the conclusions may need to be moderated by a level of flexibility in application of policy requirements at the development management stage. The onus is on applicants to demonstrate that their development proposals encounter particular circumstances to justify the submission of a viability assessment at the application stage, in accordance with paragraph 59 of the NPPF and the PPG.

2.3 The purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policy requirements. The study will form part of the Council's evidence base for its emerging Local Plan. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and the PPG are satisfied.

2.4 As an area wide study this assessment makes overall judgements as to viability of development within the North East Lincolnshire area and does not account for individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, we have applied an element of judgement within this study with regard to the individual characteristics of the typologies tested. The typologies are based on assessments of likely development capacity on the sites and clearly this may differ from the quantum of development in actual planning applications that will come forward.

2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance[1], 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 Since early 2020, the global economy has been subject to a degree of turbulence arising from the consequences of the Covid-19 pandemic; subsequent supply chain and labour market issues; and increases in energy prices resulting from Russia's invasion of Ukraine. The UK economy has also been adversely affected by its departure from the European Union and the resulting impact on trade and tourism, as well as the government's September 2022 'Fiscal Event'. The combined effect resulted in a sharp increase in inflation to 10.7% in October 2022. In response, the Bank of England ('BoE') increased its base rate from 0.1% in March 2020 to 5.25% in September 2023. Inflation (as measured by the Consumer Price Index ('CPI')) subsequently fell from a high of over 10% in October 2022 to 1.7% in September 2024 but increased again and stood at 2.8% in April 2026. The medium to long term impacts on inflation as a consequence of USA and Israeli strikes on Iran remains to be seen.

2.7 The BoE's November 2023 Monetary Policy Report identified "*a market-implied path for Bank Rate*

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

that remains around 5.25% until 2024 Q3 and then declines gradually to 4.25% by the end of 2026, a lower profile than underpinned the August projections". The BoE's Monetary Policy Committee ('MPC') has subsequently reduced the base rate from 5.25% to 4.5% in February 2025, with three further rate cuts to 4.25% in June 2025, 4% in August 2025 and 3.75% in December 2025 where it remains as at May 2026. Again, the medium to long term impacts on of USA and Israeli strikes on Iran as it relates to the Base rate and mortgage lending rates remains to be seen.

2.8 Despite the impact of these events, the UK housing market outperformed expectations between 2020 and mid-2022 and has subsequently remained reasonably resilient despite increasing costs of borrowing.

2.9 In its April 2026 House Price Index release, Nationwide reported that annual UK house price growth increased to 3.0% in April, from 2.2% in March. Commenting Nationwide's Chief Economist, Robert Gardener, observed that

"UK annual house price growth picked up to 3.0% in April, from 2.2% in March. Prices increased by 0.4% month on month, after taking account of seasonal effects.

Despite the uncertainty caused by developments in the Middle East and the subsequent rise in energy prices, the UK housing market has continued to regain momentum following the slowdown recorded around the turn of the year.

This is somewhat surprising given that indicators of consumer confidence have weakened noticeably. GfK's headline index has fallen to its lowest level since late-2023, reflecting households' more pessimistic views of the economic outlook and their own financial position over the year ahead."

2.10 The April 2026 Halifax House Price Index report published in May 2026 reports that house prices reduced by -0.1% in April, following a 0.5% fall in February. The annual rate of growth also slowed from +0.8% in March to +0.4% in April.

2.11 Commenting on the figures Halifax's Head of Mortgages, Amanda Bryden, said,

"Average house prices showed little movement in April, edging down by just -0.1% compared to March, with the typical property now costing £299,313. The pace of annual growth also eased to +0.4%.

After a strong start to the year, recent global developments have added a greater degree of uncertainty to the outlook. In particular, higher energy prices have fed into inflation expectations, prompting markets to reassess the path for interest rates – a shift that has already pushed up borrowing costs for many buyers.

This understandably leads to more caution among some households, with the cost-of-living once again front of mind and extra thought being given to planned property moves. Even so, the housing market continues to display the resilience that has been its hallmark in recent years. While activity is likely to cool in the near term, the underlying picture remains one of relative stability, supported by wage growth that continues to outpace house price inflation.

Another important factor is that the majority of existing homeowners are on fixed-rate mortgages, meaning they are largely insulated from short term changes in interest rates.

A slower pace of house price growth may be disappointing news for existing homeowners. However, for those looking to step onto the property ladder, stable prices are helpful, even if higher mortgage rates mean affordability remains stretched. The average price paid by first time buyers has fallen slightly to £238,908, its lowest level so far this year."

2.12 In their May Housing Market Update, Savills reflect on the April 2026 Nationwide report that, *"Annual growth to April was 3.0%, up from 2.2% in March, and was the highest level since May 2025. This momentum will fade over the coming months, however, as inflation and rate rises prompt discretion from buyers".*

2.13 Savills report that the approvals for remortgaging have reached a 4-year high, with "*51,300 approvals for remortgaging in March 2026, the highest monthly figure since October 2022".* They indicate that this rise in mortgage rates is reminiscent of Autumn 2022, which has *"prompted homeowners to act promptly to secure the best rate. Rates are comparable to those two years ago but may be a shock for buyers coming off a 5-year fixed term. Mortgage approvals for new house purchases remained resilient, up 1.3% from February. The threat of further rate rises is spurring some immediate action in the short-term where buyers have been able to lock in lower rates".*

2.14 They go on to consider that the "*more forward-looking indicators show some signs of a slowdown in market activity*". They indicate that *"In April, sales agreed (net of fall throughs) fell by -4.6% on the previous month according to TwentyCI, although they remain up 2.6% on the 2017-19 average. In March, RICS reported that surveyors have seen the lowest level of new buyer enquiries since August 2023, alongside greater levels of unsold stock and downward pressure on prices because of recent mortgage rate hikes. These indicators suggest a slowdown in market activity will be reflected in more lagged transaction and mortgage approval metrics over the coming months."*

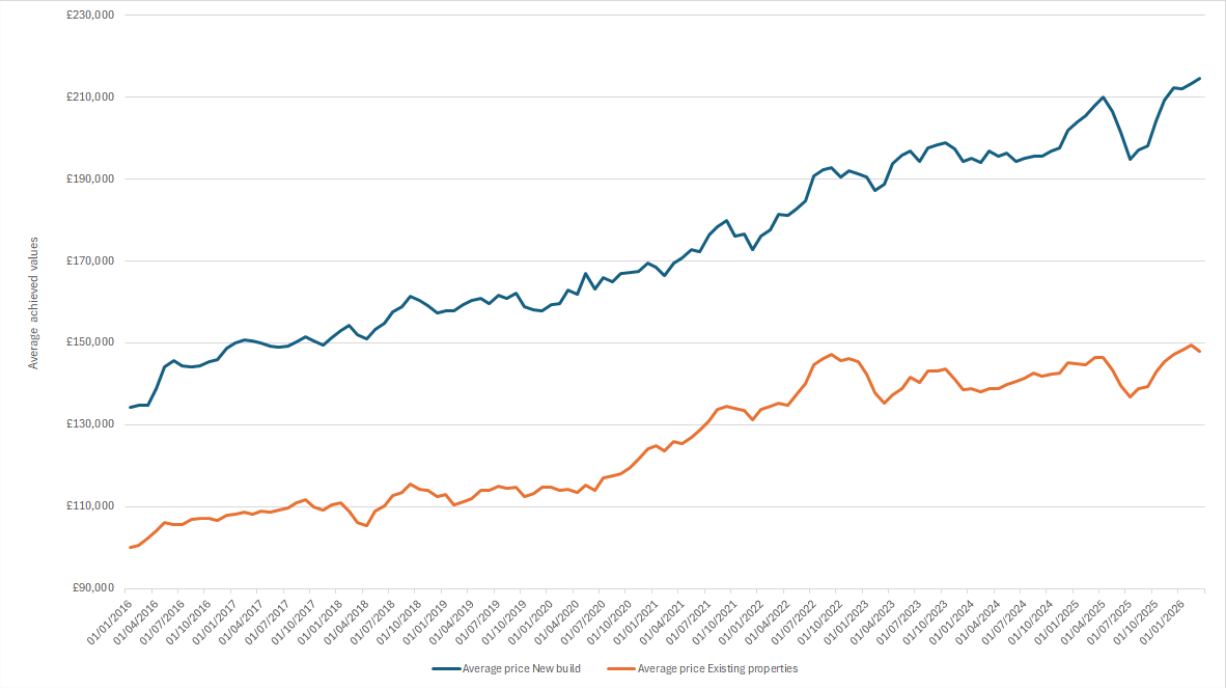
2.15 Savills also note that the Bank of England Monetary Policy Committee voted to hold the base rate at 3.75% on 30 April and is continuing to monitor inflationary risks. Savills suggest that *"While forecasting rates to be held until Q3 2027, Oxford Economics notes that continuing geopolitical uncertainty and the secondary inflationary impacts of higher energy costs in the wider economy has increased the risk of a rate increase in the summer. If rates do increase, the higher costs for borrowers over the longer term will impact affordability."*

2.16 The latest five-year forecast from Savills was published on 8 June 2026. Their overall forecast growth for Yorkshire and the Humber stands at 25% cumulative growth between 2026 and 2030, and 18.5% for the UK as whole.

Local Housing Market Context

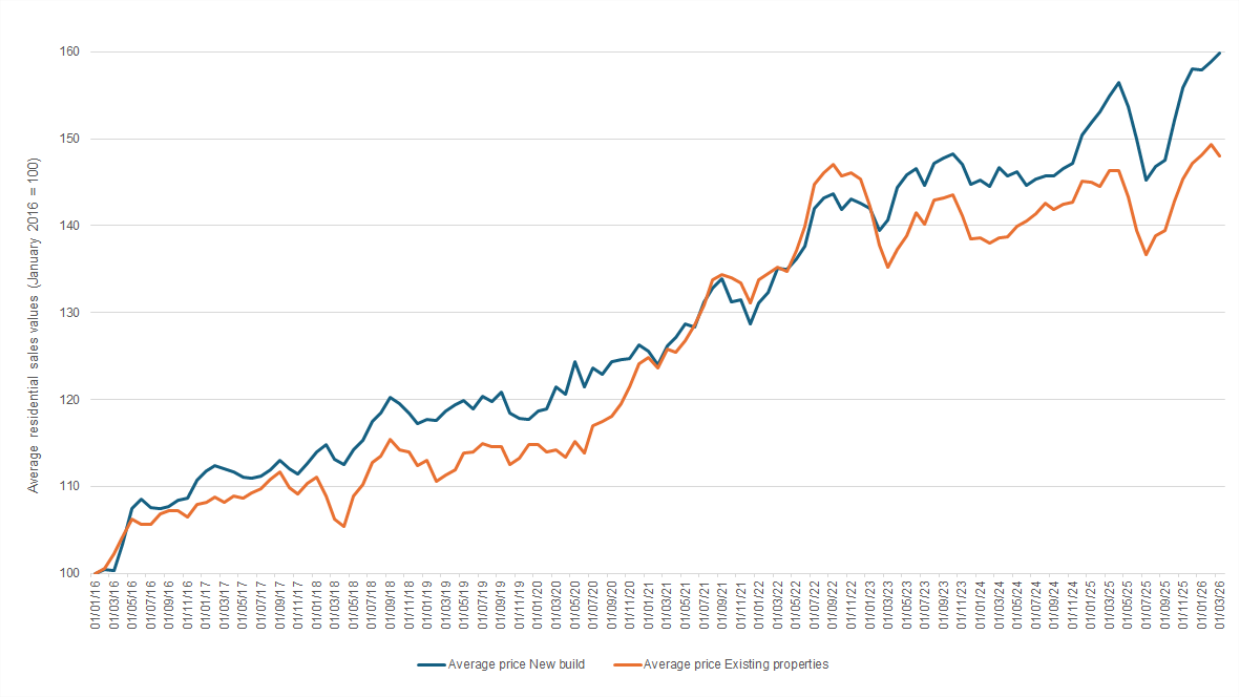
2.17 House prices in North East Lincolnshire have followed recent national trends, with values increasing rapidly between the beginning to 2014 and the middle of 2018, and then remaining flat until 2020, when there was a further increase following the first Coronavirus lockdown, as shown in Figure 2.17.1. Sales values increased steeply during 2021 and have been somewhat volatile over the period from 203 to early 2026, ending marginally higher than the average achieved in September 2022. Average sales values for new build properties have outperformed existing properties, although we apply a degree of caution to the most recent data, which has very few new build sales completed. Sales volumes fell below historic levels in the first half of 2020 due to the Coronavirus pandemic, but have since recovered (see Figure 2.17.3), although somewhat volatile during the period after the first coronavirus lockdown. There was a significant increase in sales volumes in June 2021 as purchasers completed sales prior to the ending of the Stamp Duty holiday introduced by the government following the earlier closure in the market during the first lockdown. In subsequent months, sales volumes have returned to normal levels (varying in a range from circa 100 to 200 units per month).

Figure 2.17.1: Average sales value in North East Lincolnshire[2]



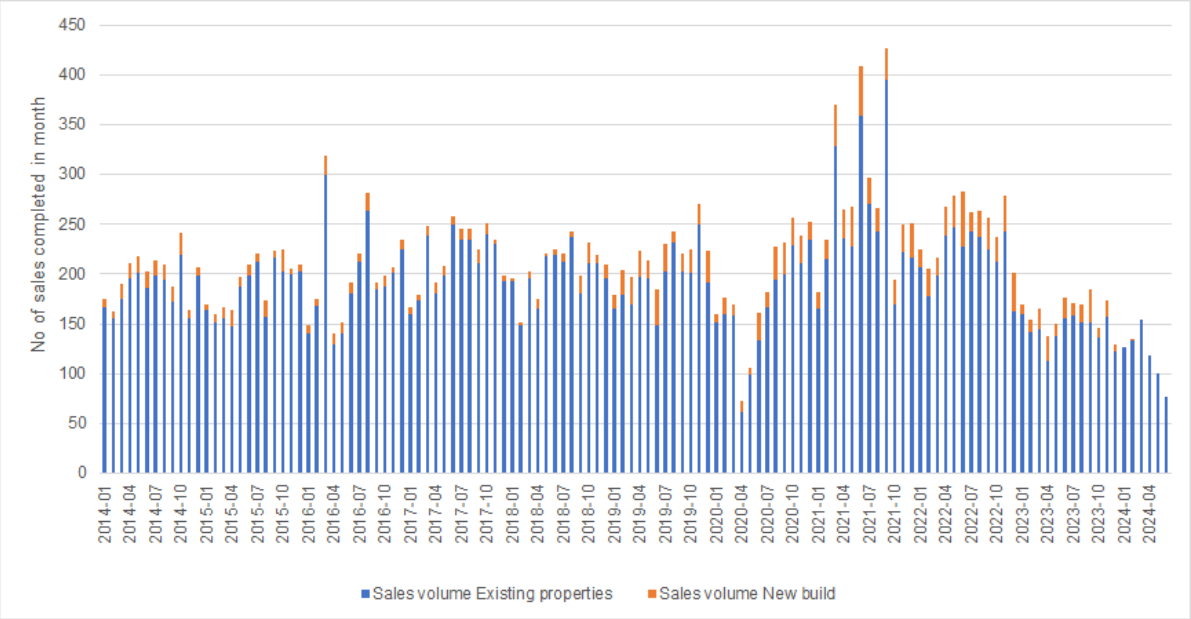
Source: Land Registry

Figure 2.17.2: Property price indices North East Lincolnshire



[2] Average values shown for recent months for new build properties should be treated with caution as the volume of units has fallen to very low levels, which reduces their statistical reliability.

Figure 2.17.3: Sales volumes in North East Lincolnshire (sales per month)



Source: Land Registry

2.18 The future trajectory of house prices is currently uncertain, although Savills' most recent housing market forecast issued in May 2024 is that values in 'mainstream' Yorkshire and the Humber markets are expected to remain changed in 2026 and increase by 3.5% in 2027; 6.5% in 2028; 6.5% in 2029; and 6.5% in 2030, equating to cumulative growth of 25% over the period 2024-2028.

2.19 To a degree, there are variations in sales values between different parts of North East Lincolnshire, as shown in Figure 2.19.1 (overleaf).

2.20 As can be noted in Figure 2.19.1, values are highest in the smaller rural settlements and suburban areas (Sactho, North Humberston, New Waltham, Waltham, Barnoldby Le Beck, Hatcliffe, Beelsby, Brigsley, Ashby cum Fenby, East Ravendale, Laceby, Irby upon Humber, Healing and Stallingborough). Values are lowest in the urban areas (Grimsby, Cleethorpes and Immingham). The spread of values across the area is relatively narrow, with the lowest values being £1,937 per square metre and the highest being £3,100 per square metre. Minimum new build values were £2,029 per square metre.

2.21 We have considered the Council's Housing Market Value areas identified by Figure 10.3 in the Draft Plan and whether this is supported by the evidence on values noted above. There is a close correlation between evidence on achieved sales values and the low, medium and high value areas identified by the Council's draft Housing Market Value Areas and these areas therefore reflect a robust framework for setting differential affordable housing targets.

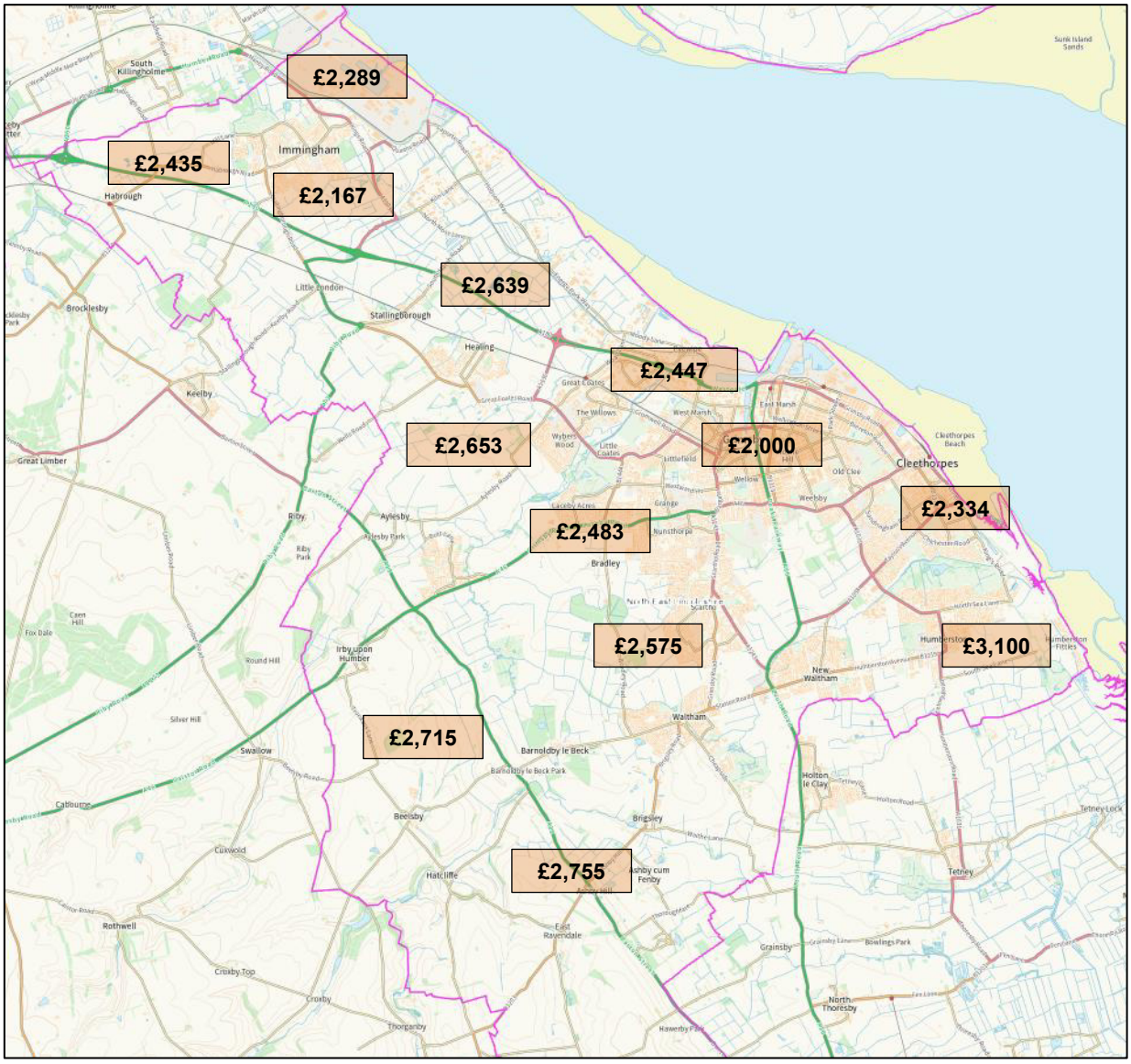
National Policy Context

The National Planning Policy Framework

2.22 In February 2019, the government published a revised NPPF, with subsequent updates in 2021, 2023 and 2024, and revised PPG, with subsequent updates in May and September 2019.

2.23 Paragraph 35 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*".

Figure 2.19.1: Sales values in North East Lincolnshire (approx. £s per square metre)



Sources: Map – Google; Values – Land Registry

2.24 Paragraph 59 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*".

2.25 In urban areas, the fine grain pattern of types of development and varying existing use values make it difficult to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. The PPG recognises this issue by requiring a 'proportionate' approach to the evidence base. The Council's adopted Local Plan Policy 18 is applied 'subject to viability', having regards to site-specific circumstances (with further requirements

for developers to evidence this set out in Policy 6). This enables schemes that cannot provide as much as the relevant policy target for affordable housing to still come forward rather than being sterilised by a fixed or 'quota' based approach to affordable housing.

2.26 The 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted[3], but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The risk of the approach in the NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

CIL Policy Context

2.27 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 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.

2.28 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 58 of the NPPF, and to the provision of affordable housing.

2.29 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.

2.30 From September 2019 onwards, the previous two stage consultation was amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.

2.31 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres (or any new dwelling, regardless of floor area) once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability.

2.32 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,

[3] 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.

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.

2.33 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.

2.34 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the PPG (paragraph 022 Reference ID: 25-022-20230104) clarifies that CIL Regulation 13 permits charging authorities to *"apply differential rates in a flexible way, to help ensure the viability of development is not put at risk [including] in relation to geographical zones within the charging authority's boundary; types of development; and/or scales of development".* Charging Authorities taking this approach need to ensure that different rates are justified by a comparative assessment of the economic viability of those categories of development. Furthermore, the PPG clarifies that the definition of "*use*" for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987 (as amended), although that Order does provide "*a useful reference point"*[4]. The PPG also sets out (paragraph 024 Reference ID: 25-024-20190901) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.

2.35 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).

2.36 Regulation 73 enables charging authorities to secure physical infrastructure on a development site, or land, in lieu (or 'in kind') of a Developer's CIL liability. The PPG (paragraph 133) notes that *"there may be circumstances where the charging authority and the person liable for the levy will wish land and/or infrastructure to be provided, instead of money, to satisfy a charge arising from the levy*". The PPG goes on to note that the charging authority can enter into agreements with developers to receive infrastructure as payment of a CIL liability.

2.37 Revised regulations came into effect on 1 September 2019 which introduced the following changes:

- Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
- Removal of the pooling restrictions contained within Regulation 123.
- Charging authorities are no longer required to publish a Regulation 123 list.
- Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
- Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
- Introduction of 'carry-over' provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.

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

- Charging authorities are required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
- Charging authorities are required to publish annual CIL rate summaries showing the rates after indexation.

2.38 At the current time, the Council has not sought to adopt a CIL Charging Schedule and secures financial contributions towards community infrastructure through planning obligations (as discussed in Section 4).

Local Policy context

2.39 There are numerous policy requirements that are now embedded in base build costs (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore, it is unnecessary to establish the cost of all these pre-existing policy requirements, which the Council's emerging Local Plan does not seek to change. In addition, there are statutory requirements on developments (e.g. biodiversity net gain and habitats protection) which must also be reflected.

2.40 In order to assess the ability of schemes to absorb emerging plan policies, it is also necessary to factor in the pre-existing requirements in the adopted policies as well as anticipated financial contributions to community infrastructure secured through planning obligations. We have tested the affordable housing policy at various percentages, as it has the most significant bearing on the viability of developments, even though it has been in place for a considerable period.

2.41 The Council undertook an initial Issues and Options consultation between 26 September 2022 and 7 November 2022, followed by a Regulation 18 consultation on a Draft Plan with options held between 15 January 2024 and 8 March 2024. Between 8 December 2025 and 1 February 2026, the Council undertook a further Regulation 18 consultation on preferred options. The results of this consultation informed the Council's draft Regulation 19 Local Plan. The draft Regulation 19 Local Plan policies with specific cost implications are identified in Table 2.41 1 below (see Appendix 1 for our analysis of all policies in the Draft Local Plan):

Table 2.41.1: Emerging policies with cost implications

<table>
<tr><th>Policy</th><th>Requirement</th><th>How policy is addressed in this Study</th></tr>
<tr><td>Strategic Policy 7 Infrastructure</td><td>Developments to contribute towards the need for community infrastructure that new residents and other uses will generate.

Identifies that the scale of any obligations can be varied based on site-specific viability on an open book basis.</td><td>Contributions to community infrastructure tested in the appraisals.</td></tr>
<tr><td>Strategic Policy 12 Affordable housing</td><td>Identifies three housing market values areas. Seeks affordable housing provision (subject to viability) on schemes of 10 or more units, or gross floorspace of 1,000 square metres or more. Tenure split of 80% rent, 20% intermediate, incl First Homes and shared ownership).
<table>
<tr><th>Housing market zone</th><th>AH% Greenfield sites</th><th>AH% brownfield sites</th></tr>
<tr><td>High</td><td>20</td><td>15</td></tr>
<tr><td>Medium</td><td>10</td><td>10</td></tr>
<tr><td>Low</td><td>0</td><td>0</td></tr>
</table></td><td>Tested in the appraisals.</td></tr>
<tr><td>Policy 2 Energy and</td><td>Requires that developments should reduce energy demand; use energy and resources efficiently; supply energy from</td><td>Cost of net zero carbon development reflected in the</td></tr>
</table>

<table>
<tr><th>Policy</th><th>Requirement</th><th>How policy is addressed in this Study</th></tr>
<tr><td>low carbon living</td><td>renewable and low carbon sources; and offset carbon emissions.</td><td>appraisals.</td></tr>
<tr><td>Policy 6 Biodiversity and geodiversity</td><td>Requires that developments will not harm biodiversity and geodiversity unless it can be mitigated.</td><td>Cost of statutory improvements in biodiversity net gain incorporated within appraisals.</td></tr>
<tr><td>Policy 7 Habitat Mitigation - South Humber Bank</td><td>Developments within the South Humber Bank mitigation zone will be required to contribute towards the provision and management of mitigation sites.</td><td>Mitigation contributions of £20,588 per hectare (£22,312 after indexation) included on sites within the Mitigation Zone.</td></tr>
<tr><td>Policy 9 Promoting sustainable transport</td><td>Developments to minimise travel, prioritise active and sustainable modes of travel, include provision for electric vehicle charging and mitigate transport impacts.</td><td>Allowances included in appraisals for EV charging.</td></tr>
<tr><td>Policy 18 Housing mix</td><td>Indicates that developments should aim to meet a range of housing needs including those of older people.

Suggested housing mix (not mandatory):
<table>
<tr><th>Tenure</th><th>1 bed</th><th>2 bed</th><th>3 bed</th><th>4+ bed</th></tr>
<tr><td>Market housing</td><td>5 to 15%</td><td>20 to 30%</td><td>40 to 50%</td><td>15 to 25%</td></tr>
<tr><td>Social/ affordable housing</td><td>35 to 45%</td><td>20 to 30%</td><td>15 to 25%</td><td>5 to 20%</td></tr>
</table>
All major developments to provide 30% of units to M4(2) standards.
All major developments to provide 5% of private units to M4(3) standard and in 10% of affordable units.</td><td>Land use issue only.

Tested in the appraisals.

Tested in the appraisals.</td></tr>
</table>

Development context

2.42 North East Lincolnshire is a Unitary Authority covering 19,200 hectares (192 square kilometres), extending from Wold Newton in the south to Immingham in the north. 90.1% of the resident population live in the towns of Grimsby and Cleethorpes, with the balance living in the smaller town of Immingham or in the rural villages.

2.43 North East Lincolnshire benefits from connections by road via the M180/A180 to the west, the A46 from Lincoln to the south-west and the A18 and A16 from the south. Humberside Airport is located just to the North in the neighbouring authority of North Lincolnshire. The Borough benefits from main line train services (Transpennine and East Midlands) serving stations at Habrough, Stallingborough, Healing, Great Cotes, Grimsby Town, Grimsby Docks and Cleethorpes. These services provide connections to Doncaster, Sheffield, Manchester, Warrington and Liverpool central London.

2.44 North East Lincolnshire accommodates a range of businesses in the manufacturing, transport and logistics, food, construction and wholesale sectors. Grimsby is part of the Humber Freeport, which handles around 17% of the Nation's seaborne trade.

2.45 According to the 2021 Census, North East Lincolnshire has a housing stock of 75,460 dwellings, predominantly in the form of detached, semi-detached) and terraced houses (13%, 24% and 34% of

the total housing stock respectively). 64.3% of residents are owner occupiers, either outright or with a mortgage, and 22.4% rent from a private sector landlord. 13.2% of households rent from the local authority or from a Registered Provider/Housing Association. Average house prices are lower than the average across the Yorkshire and Humber region and lower than across England.

2.46 On the northern border, the Humber Estuary has been designated at a Site of Special Scientific Interest and to the south (west of the A18 and south of the A46), the Lincolnshire Wolds are an Area of Outstanding Natural Beauty.

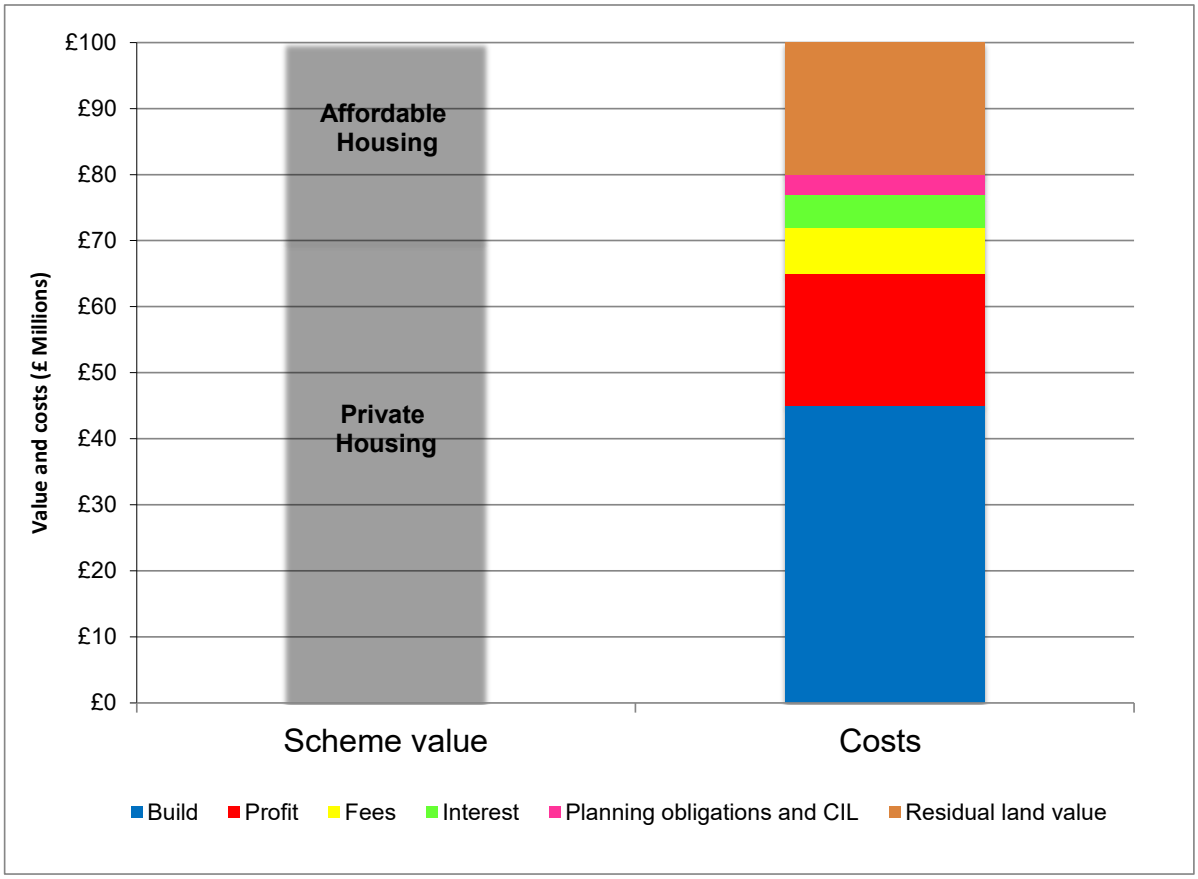
3 Methodology and appraisal approach

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 North East Lincolnshire and tests the Council's emerging planning policy requirements.

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 and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.

Figure 3.2.1: Components of a residual valuation



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

3.4 Issues with establishing key appraisal variables are summarised as follows:

- Development costs are subject to national and local monitoring and can be reasonably

accurately assessed in 'normal' circumstances. In boroughs like North East Lincolnshire, some sites in the main settlements will have typically been developed previously. These sites can sometimes encounter 'exceptional' costs such as decontamination. These costs can be very difficult to anticipate before detailed site investigations are undertaken;

- Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
- While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. The PPG identifies a range of 15% to 20% for private housing development, with lower rates for some forms of housing such as BTR. Typically, developers and banks are targeting around 17.5% profit on value of the private housing element.

3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value[5]' or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.

3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the existing use. Ultimately, if landowners' *reasonable* expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development is brought forward also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of these expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

3.7 In 2019 (with re-issues in 2021 and 2023), the government published a revised NPPF, which indicates at paragraph 35 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 guidance[6] 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 It is important to stress, therefore, that there is no single threshold land value at which land will come

[5] 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'.

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

forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's existing use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.

3.10 Relying upon historic transactions to inform benchmark land values is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements. Consequently, an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Even prior to the publication of the 2019 PPG, various Local Plan inspectors and CIL examiners accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept.

3.11 Commentators frequently make reference to 'market testing' of benchmark land values and advocating the use of benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the advocates of this approach have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:

- Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' emerging Local Plan policies and/or CIL rates, the outcome would be unreliable and potentially highly misleading.

- Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available at rates historically provided in most cases.

- There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.

- Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.

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

3.13 The PPG indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value can be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The PPG does temper this approach by indicating that "*the landowner premium should be tested and balanced against emerging policies*" and that "*the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements*". The guidance also stresses in several places that "price paid for land" should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 3.10 and 3.11.

4 Appraisal assumptions

4.1 We have appraised 48 development typologies across the area, these include a range of typologies which are informed by past development types, current pipeline sites and site allocations in the draft Local Plan, to reflect the development expected to come forward under the emerging Local Plan. The development typologies are identified in Table 4.1.1 overleaf (with further detailed information at Appendix 2)[7].

Residential sales values

4.2 Residential values in the area reflect national trends in recent years but do of course vary to a degree between different sub-markets within North East Lincolnshire, as noted in Section 2. We have considered comparable evidence of second hand and new build transactions in the area to establish appropriate ranges of values for testing purposes. This exercise involved analysis of 5,664 transactions recorded by the Land Registry between January 2022 and April 2026 but brought up to date by reference to changes in the House Price Index from the point of sale (attached as Appendix 3). This analysis indicates that developments in the area will attract average sales values ranging from circa £2,000 per square metre (£186 per square foot) to circa £3,100 per square metre (£288 per square foot), as shown in Figure 2.19.1. As noted in Section 2, the highest sales values are achieved in the smaller rural settlements (Sactho, New Waltham, Waltham, Barnoldby Le Beck, Hatcliffe, Beelsby, Brigsley, Ashby cum Fenby, East Ravendale, Laceby, Irby upon Humber, Healing and Stallingborough) and lowest in the urban areas (Grimsby, Cleethorpes and Immingham).

4.3 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.3.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only.

Table 4.3.1: Growth scenario

Year	1 2026	2 2027	3 2028	4 2029	5 2030	6 2031 and each year thereafter
Values	0%	3.5%	6.5%	6.5%	6.5%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Affordable housing tenure and values

4.4 The emerging Local Plan indicates that the Council will require schemes capable of providing 10 or more units (or with a total floorspace of 1,000 square metres or more) to provide varying proportions of affordable housing (on greenfield sites ranging from 0% in the low value housing market zone to 20% in the high value zone and on brownfield sites ranging from 0% in the low value housing market zone to 15% in the high value zone). The emerging plan seeks a tenure mix of 80% rented housing and 20% intermediate (including First Homes and Shared Ownership).

4.5 For the purposes of testing potential levels of affordable housing to inform the emerging policy approach, our appraisals assume that the rented housing is let at social rents (see Table 4.5.1).

[7] Table 4.1.1 shows an average GIA per unit of 92 square metres. This is based on assumed GIAs of 62.5 square metres for one bed units; 87.5 square metres for two bed units; 107.5 square metres for three bed units; and 123.75 square metres for four bed units, which are informed by Nationally Described Space Standards. When these areas are applied to the housing mix in Table 4.9.1, the resulting average unit size is 92 square metres.

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

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super-market	Office	Industrial	Hotel	Leisure	Community	Total Gross Internal Area
1	Residential Small site - low density	0.19	5	96	475	0	0	0	0	0	0	0	475
2	Residential Small site - medium density	0.16	5	96	475	0	0	0	0	0	0	0	475
3	Residential Small site - higher density (flats)	0.06	5	96	475	0	0	0	0	0	0	0	475
4	Residential Small site - low density	0.37	10	96	950	0	0	0	0	0	0	0	950
5	Residential Small site - medium density	0.32	10	96	950	0	0	0	0	0	0	0	950
6	Residential Small site - higher density	0.30	10	96	950	0	0	0	0	0	0	0	950
7	Residential Medium site - low density	0.93	25	96	2,375	0	0	0	0	0	0	0	2,375
8	Residential Medium site - medium density	0.79	25	96	2,375	0	0	0	0	0	0	0	2,375
9	Residential Medium site - higher density	0.75	25	96	2,375	0	0	0	0	0	0	0	2,375
10	Residential Medium site - low density	1.85	50	96	4,749	0	0	0	0	0	0	0	4,749
11	Residential Medium site - medium density	1.59	50	96	4,749	0	0	0	0	0	0	0	4,749
12	Residential Medium site - higher density	1.50	50	96	4,749	0	0	0	0	0	0	0	4,749
13	Residential Large site - low density	3.70	100	96	9,498	0	0	0	0	0	0	0	9,498
14	Residential Large site - medium density	3.17	100	96	9,498	0	0	0	0	0	0	0	9,498
15	Residential Large site - high density	3.00	100	96	9,498	0	0	0	0	0	0	0	9,498
16	Residential Large site - low density	7.41	200	96	18,996	0	0	0	0	0	0	0	18,996
17	Residential Large site - medium density	6.35	200	96	18,996	0	0	0	0	0	0	0	18,996
18	Strategic scale site - low density	22.22	500	96	47,490	0	0	0	0	0	0	0	47,490
19	Strategic scale site - medium density	19.05	500	96	47,490	0	0	0	0	0	0	0	47,490
20	Strategic scale site - low density	33.33	750	96	71,235	0	0	0	0	0	0	0	71,235
21	Strategic scale site - medium density	28.57	750	96	71,235	0	0	0	0	0	0	0	71,235
22	Strategic scale site - low density	57.14	1,500	96	142,470	0	0	0	0	0	0	0	142,470
23	Strategic scale site - medium density	145.05	3,300	96	313,434	0	0	0	0	0	0	0	313,434
24	Housing for Elderly (C3) - high density	0.50	40	73	2,900	0	0	0	0	0	0	0	2,900

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super-market	Office	Industrial	Hotel	Leisure	Community	Total Gross Internal Area
25	Housing for Elderly (C3) - high density	0.75	60	73	4,350	0	0	0	0	0	0	0	4,350
26	Housing for Elderly (C2) extra care	0.87	70	73	5,075	0	0	0	0	0	0	0	5,075
27	Retail (comparison)	0.33	0		0	4,000	0	0	0	0	0	0	4,000
28	Retail (comparison)	0.12	0		0	1,500	0	0	0	0	0	0	1,500
29	Retail (comparison)	0.83	0		0	10,000	0	0	0	0	0	0	10,000
30	Retail (convenience)	0.38	0		0	0	1,500	0	0	0	0	0	1,500
31	Retail (convenience)	1.00	0		0	0	4,000	0	0	0	0	0	4,000
32	Retail (convenience)	1.00	0		0	0	5,000	0	0	0	0	0	5,000
33	Offices	0.33	0		0	0	0	4,000	0	0	0	0	4,000
34	Offices	0.22	0		0	0	0	5,000	0	0	0	0	5,000
35	Offices	0.21	0		0	0	0	6,000	0	0	0	0	6,000
36	Industrial (40% plot ratio)	1.00	0		0	0	0	0	4,000	0	0	0	4,000
37	Warehousing/logistics (50% plot ratio)	1.00	0		0	0	0	0	5,000	0	0	0	5,000
38	Warehousing/logistics (60% plot ratio)	1.00	0		0	0	0	0	6,000	0	0	0	6,000
39	Hotel (75 rooms)	0.11	0		0	0	0	0	0	1,875	0	0	1,875
40	Hotel (100 rooms)	0.11	0		0	0	0	0	0	2,500	0	0	2,500
41	Hotel (125 room)	0.11	0		0	0	0	0	0	3,125	0	0	3,125
42	Hotel (150 rooms)	0.68	0		0	0	0	0	0	3,750	0	0	3,750
43	Leisure use	0.30	0		0	0	0	0	0	0	1,500	0	1,500
44	Leisure use	0.30	0		0	0	0	0	0	0	1,500	0	1,500
45	Leisure use	0.30	0		0	0	0	0	0	0	1,500	0	1,500
46	Community use	0.40	0		0	0	0	0	0	0	0	2,000	2,000
47	Community use	0.50	0		0	0	0	0	0	0	0	2,500	2,500
48	Community use	0.60	0		0	0	0	0	0	0	0	3,000	3,000

Table 4.5.1: Affordable housing rents

Rent type	1 bed	2 bed	3 bed	4 bed
Social Rents (per week)	£89.96	£104.39	£125.48	£146.57
Social Rents (per annum)	£4,694	£5,447	£6,548	£7,648

4.6 To establish the capital value of the rented units, we have used a discounted cashflow model which replicates the approach used by registered providers when preparing bids to acquire new housing stock. The model projects the rents over a 40 year period and deducts the estimated voids and bad debts, management costs, maintenance costs and allowances for major repairs. The model establishes the present value of the net rental income by applying a discount rate (reflecting the cost of funds and RP's risk margin), reflecting the price that can, in principle be paid to acquire the completed units from a developer.

4.7 We value the shared ownership units by firstly establishing the unrestricted market value of each unit by reference to comparable evidence of similar units. The value of the initial equity stake sold to the purchaser (typically 25% to 50%) is the first segment of value. The purchaser will also pay a rent on the retained equity at a rate not exceeding 2.75% of the retained equity. The capital value of this rent is calculated using a discounted cashflow model. The two elements (initial equity stake sold plus capital value of rental income) are added together to establish a total value.

4.8 Emerging Local Plan policy sets out an expected housing mix in new developments in terms of numbers of bedrooms. The housing mix applied to across the affordable tenures is included in Table 4.8.1.

Table 4.8.1: Housing mix sought by emerging Local Plan policy

Tenure	1 bed	2 bed	3 bed	4 bed
Market housing	5% - 15%	20% - 30%	40% - 50%	15% - 25%
Social rented	35% - 45%	20% - 30%	15% - 25%	5% - 20%
Shared ownership	35% - 45%	20% - 30%	15% - 25%	5% - 20%

4.9 A key issue for development viability is the capital value that each tenure will generate in terms of receipt from the acquiring RPs, as this will be one of the inputs that constitutes the Gross Development Value of a development. Table 4.9.1 summarises the capital values that each tenure generate.

Table 4.9.1: Capital values of affordable housing (per square metre Net Internal Area)

Tenure	1 bed	2 bed	3 bed	4 bed	Blended value[8]
Social Rent	£1,694	£1,718	£1,464	£1,440	£1,508
Shared ownership[9]	£1,994	£1,994	£1,994	£1,994	£1,994

4.10 The '*Affordable Homes Programme 2026-2030'* document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

[8] After deduction of RP's on-costs at 5% of value.

[9] Variable as these are linked to market values – the values shown here are for schemes with unrestricted market values of £2,600 per square metre which is the middle of the range for North East Lincolnshire. Values will vary with unrestricted market value.

Rents and yields for commercial development

4.11 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.11.1. These assumptions are informed by 79 lettings of similar floorspace in the area recorded by CoStar since August 2022 (attached as Appendix 4) and we have applied the upper quartile rent in each area, reflecting higher rents achieved for newly built space. Our appraisals assume a 12-month rent-free period for all types of commercial floorspace which reflects normal market practice of offering an incentive to incoming tenants.

Table 4.11.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square foot	Rent per square metre	Investment yield	Rent free period (months)
Retail	£30	£323	7.50%	12
Supermarkets	£27	£290	5.00%	6
Offices	15	£163	6.50%	12
Industrial and warehousing	£8	£89	5.00%	12

4.12 We have applied a capital value for hotel rooms of £100,000 per room, which reflects recent transactions of hotels in the area, including the Premier Inn at Cleethorpes. This hotel was constructed in 1999 and was transacted in July 2022 at circa £69,000 per room. This was in the period following the Coronavirus pandemic which had a significant adverse impact on the hotel market.

Construction costs

4.13 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes (see Appendix 5). For all uses, we have used the lower quartile cost. Base costs (adjusted for local circumstances by reference to BICS multiplier) are as follows:

Table 4.13.1: BCIS build costs

Type of development	BCIS cost	Base cost	External works	Total (before policy costs)
Houses	810.1 Estate housing generally	£1,365	10%	£1,502
Flats – fewer than 6 storeys	816. Flats 3-5 storeys	£1,572	10%	£1,729
Flat – 6 or more storeys	816. Flats 6 storeys or above	£1,859	10%	£2,045
Retail	345 Shops	£1,089	10%	£1,198
Supermarkets	344 Supermarkets generally	£1,350	10%	£1,485
Offices	320 Offices generally	£2,155	10%	£2,371
B2 / B8	284.2 Warehouses, stores	£715	10%	£787
Student	856.2 Students' halls	£2,114	10%	£2,325
Hotels	852 Hotels	£2,450	10%	£2,695

4.14 The base costs above are increased by 10% to account for external works (including landscaping, and car parking spaces).

4.15 For strategic scale sites (typologies 18 to 23), we have applied an allowance for greenfield infrastructure costs of £31,620 per unit. This is based on the allowance of £17,000 advocated in the Local Housing Delivery Group guidance 'Viability testing local plans: advice for practitioners' (August

2012) subject to the change in the BCIS Tender Price Index over the intervening period[10]. This increases the per unit allowance from £17,000 to £31,560. The extent of on-site infrastructure required is rarely possible to establish until a developer works up a scheme for a Site and consequently there may be differences between the amounts required for individual applications and the amount we have tested.

Net Zero carbon and BREEAM

4.16 Emerging Policy 2 indicates that developments should reduce energy demand, use energy and resources efficiently; supply emerging from renewal and low carbon sources; and offset carbon emissions. Research undertaken by Levitt Bernstein, Introba, Inkling, Currie and Brown and Etude ('*Delivering Net Zero: An evidence study to support planning policies which deliver Net Zero Carbon developments'* (May 2023) indicates that the additional capital costs of achieving net zero carbon development ranges from 4% to 5% for houses; 4% to 7% or low rise flats; and 3% to 5% for mid-rise flats. The study also identifies additional capital costs of 1% to 4% for offices and 4% to 7% for industrial development.

4.17 The Council's policy does not specifically seek net zero carbon development, but we have tested the full extent of the net zero costs, recognising that clearly this will be introduced incrementally over time and in response to developments in technology. The costs we have tested are as follows (we have applied these to both residential and commercial developments):

- Scenario 1: 3% uplift for net zero carbon;
- Scenario 2: 5% uplift for net zero carbon.

Accessibility standards

4.18 Policy 18 (Housing Mix) requires that all major developments provide 30% of units to M4(2) standard; 5% of private units to meet M4(3) standard; and 10% of affordable units to meet M4(3) standard. The impact of applying accessible and adaptable dwellings standards (Part M4 Category 2 and Part M4 Category 3) is shown in Table 4.18.1. 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) so that they can be applied to contemporary costs.

Table 4.18.1: Costs of accessibility standards (% uplift to base construction costs)

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

4.19 Our appraisals assume that 30% of all units are constructed to meet wheelchair adaptable standards (Category 2) and that Category 3 (fully wheelchair accessible) applies to 5% of private dwellings and 10% of affordable dwellings. M4(3) (a) applies to market housing units and M4(3) (b) applies to affordable units.

Professional fees

4.20 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants, health impact assessments and so on. Our appraisals incorporate a 6% allowance, which is at the middle of the range for most schemes.

Development finance

4.21 Our appraisals assume that development finance can be secured at a rate of 7%, inclusive of

[10] BCIS TPI Q3 2012 = 223. BCIS TPI Q2 2026 = 414. Change equals +86%.

arrangement and exit fees, reflective of medium funding conditions over the plan period.

Marketing costs

4.22 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.

4.23 Our appraisals of non-residential uses incorporate 10% lettings agent and 5% lettings legal fees and 1% disposal fees and 0.5% sales legal fees.

Section 106 costs

4.24 To account for residual Section 106 requirements, we have included an allowance of up to £20 per square metre for non-residential development.

4.25 For residential developments, the Council normally seeks contributions towards primary and secondary education, including SEND provision. The provision is based on a pupil yield assumption of 0.25 pupil places per dwelling. The total amount covering primary, secondary and primary SEND provision is £10,374.31 per unit[11].

4.26 In addition to the allowances above, our appraisals include an allowance for Section 278 works of £1,000 per residential unit and £15 per square metre for commercial developments.

Habitat mitigation

4.27 Draft Policy 7 addresses habitat mitigation on the South Humber Bank. This policy requires that developments within the South Humber Bank mitigation zone should contribute towards the provision and management of mitigation sites. Draft Policy 7 indicates that contributions of £20,588 per hectare (August 2023 baseline) are to be paid on developments within the mitigation zone. The Council has allocated sites in the area for employment development and has earmarked sufficient mitigation land for the scale of development envisaged in the plan. We have therefore factored in the £20,558 per hectare (August 2023 baseline) contribution in our appraisals of industrial development. This is to be indexed by the change in CPI[12], resulting in a contribution in August 2026 of £22,312.

Biodiversity Net Gain

4.28 Our appraisals reflect the statutory requirement that developments achieve 10% biodiversity net gain. We have reflected the additional costs of achieving a 10% net gain by applying an increase in build costs indicated in the 2019 DEFRA report 'Biodiversity net gain and local nature recovery strategies impact assessment'. The Impact Assessment indicates that costs on greenfield sites for a 10% biodiversity net gain equate to 0.7% of build costs[13]. Increasing biodiversity in urban areas on sites which have been previously developed has a lower cost of 0.1%, as the starting base level of biodiversity is typically very low.

Building Safety Levy

4.29 From October 2026, developments will be liable to a Building Safety Levy to contribute funds towards remediation of defective cladding on existing buildings. The MHCLG Technical Consultation response (March 2025) identifies a draft rate for North East Lincolnshire of £6.88 per square metre on previously developed sites and £13.76 per square metre on greenfield sites. We have incorporated this levy in our appraisals.

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[11] The Council has provided calculations based on a 48 unit scheme, which generates a pupil yield of 12. The primary contribution is £185,904.40, the primary SEND contribution is £67,601.60 and the secondary contribution is £244,460.93. This totals £497,966.63, equating to £10,374.31 per unit.

[12] CPI August 2023 = 131.3. CPI June 2026 (latest data available) = 142.5. Change = +8.5%

[13] Central Estimate – see Table 20 of DEFRA Impact Assessment

Development and sales periods

4.30 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 3-6 units per month (reflecting typical rates of sales in developments across the north-east), with an element of off-plan sales reflected in the timing of receipts, as well as multiple outlets on the larger development typologies. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 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 in flatted developments are sold over varying periods after completion, which is a conservative approach. For housing schemes, our appraisals assume that sales complete 12 months after construction commences and tracks construction thereafter.

Developer's profit

4.31 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).

4.32 The views of the banks which fund development are a relevant consideration; if banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals. However, they also need to remain competitive and if margins are set at unsustainably high levels, new entrants will be attracted into the market which will reduce rates due to competition.

4.33 Following a significant period of turbulence, including the UK's departure from the European Union; the Coronavirus pandemic; the subsequent spike in commodities pricing; the war in Ukraine; and the September 2022 'fiscal event', the market has remained relatively resilient We have adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. For example, schemes of houses are relatively low risk in comparison to large flatted developments as the latter tends to be built over long periods of time with significant capital lock-up. Profit on commercial development is also set at 15% of GDV.

4.34 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

4.35 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample. Clearly, when sites come forward through the development management process, exceptional costs may need to be taken into account, although we note that the PPG indicates that Benchmark Land Value should normally be adjusted to reflect such costs.

Benchmark land value

4.36 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.

4.37 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the existing use does not yield an optimum use of the site; for example, it has lower site coverage than neighbouring buildings that were developed more recently; or there is a general lack of demand for the type of space, resulting in low rental income, high yields and high vacancies (or in some cases no occupation at all over a lengthy period), which depresses capital values. We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed existing use values in these circumstances.

4.38 Redevelopment proposals that generate residual land values below existing use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed might require a higher return. If proven existing use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, existing use values should be regarded as benchmarks rather than definitive fixed variables on a site. The assumptions underpinning our benchmark land values are set out at Appendix 7 and the values themselves are summarised in Table 4.38.1. The bulk of housing land supply in North East Lincolnshire is currently undeveloped greenfield land, typically used for agricultural purposes, or cleared/undeveloped land in the urban areas.

Table 4.38.1: Benchmark land values (£ millions per hectare)

Use	EUV	Premium	BLV
Secondary employment sites	£0.86	£0.17	£1.03
Undeveloped land in urban area	£0.42	£0.08	£0.50
Undeveloped greenfield land (upper end of range)	£0.31	£0.06	£0.37
Undeveloped greenfield land (lower end of range)	£0.21	£0.04	£0.25

4.39 We have not used 'alternative use values' in this study, as we have modelled a wide range of development typologies, including commercial schemes (which would, themselves, be the 'alternative uses' that would be tested, resulting in a degree of circularity). Cleary such approaches to benchmark land value would also need to meet the four tests identified in paragraph 017 summarised as follows:

- That any alternative use scheme would comply in full with development plan policies;
- That it can be demonstrated that the alternative use could be accommodated on the site in question;
- There is demonstrable market demand for the alternative use;
- There is robust justification as to why this alternative use is not being pursued by the landowner.

4.40 A recent appeal decision[14] notes that it is unlikely to be appropriate to use an alternative use value in an application scheme viability assessment where the owner has no intention of bringing forward such a scheme. Such circumstances might include where a residential developer proposes a commercial scheme as an alternative use value.

[14] 55-69 Rothbury Road, 22 February 2022, reference PP/M9584/W/20/3258321

5 Appraisal outputs

5.1 The full inputs to and outputs from our appraisals of the various development typologies are set out in Section 6 and appendices 9 and 10. We have appraised 48 development typologies, reflecting different densities and types of development across the area, including 6 typologies which reflect large scale development sites of 500 to 3,300 units. These typologies include both residential and non-residential uses, including offices, retail, industrial and community uses.

5.2 Each appraisal incorporates (where relevant) the following levels of affordable housing in line with emerging Local Plan policies, with two alternative tenure mixes:

- 0% affordable to 30% affordable; 80% social rent and 20% First Homes;
- 0% affordable to 30% affordable; 80% social rent and 20% Shared Ownership[15].

5.3 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable. Where the residual land value is no more than 10% lower than the benchmark land value (and therefore on the margins of being viable), the results are shaded in orange. Where the residual land value is either negative or more than 10% lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.

5.4 For other policy requirements (biodiversity net gain, electric vehicle charging, carbon reduction and Section 106 contributions), we have used selected data from the results to test the impact of emerging policies.

5.5 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.3.1. These results are attached at Appendix 10.

[15] Reflecting the Government's changes to the NPPF which removes the requirement for First Homes. Clearly, the Council has the option of retaining a First Homes requirement in its Local Plan, as the proposed changes to the NPPF will retain First Homes within the definition of affordable housing.

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 North East Lincolnshire. We have tested the impact of emerging plan policies to assist the Council in understanding the potential cumulative impacts.

Affordable housing

6.2 As noted in Section 5, we have tested two tenure scenarios, as follows:

- 80% Social Rent and 20% intermediate (provided as First Homes);
- 80% Social Rent and 20% intermediate (provided as shared ownership).

6.3 The Council's preferred tenure mix in the emerging plan is 80% social rent and 20% intermediate housing, which can be either Shared Ownership or First Homes. The appraisal results for this tenure mix (assuming the intermediate element is provided as Shared Ownership) are summarised in tables 6.3.1 to 6.3.9 and Appendix 8[16]. The appraisal results with an alternative tenure mix of 80% social rent and 20% First Homes (i.e. no Shared Ownership) are attached as Appendix 9. Each table shows the results with sales values reflecting the Borough-wide range (£2,029 per square metre to £3,100 per square metre). The appraisals assume a unit mix of 35% one beds, 30% two beds, 25% three beds and 10% four beds for social rent and 45% one beds, 30% two beds and 25% three beds for intermediate tenures.

6.4 There are significant differences in the viability of schemes and the level of affordable housing that can be viably provided, the most significant factor being the sales value applied. Benchmark Land Value also has a significant bearing on viability.

6.5 In areas where sales values are lower than £2,431 per square metre, residential schemes are unviable before any affordable housing, which would indicate that the Council's emerging approach of nil affordable housing in the lowest value parts of the area would be a logical policy response. Developers may be able to bring schemes forward in these areas if they are able to reduce construction costs and would be facilitated to do so by the affordable housing policy being applied at a nil rate.

6.6 When sales values reach circa £2,565 per square metre, residential schemes should be able to viably provide the emerging policy which seeks 10% of units as affordable on both greenfield and brownfield sites, as can be noted in Table 6.3.4. Not all typologies are able to viably meet this target, so a limited amount of viability testing may be required at the development management stage.

6.7 As values increase above £2,832 per square metre towards the top end of the area-wide range of up to £3,200 per square metre, schemes will be able to viably provide the full target sought in the emerging plan of 20% on greenfield sites and 15% on brownfield sites. The appraisal outputs indicate that in some cases, higher percentages could be provided, but adopting the targets in the emerging plan would leave a degree of headroom allowing for market cycles and scheme-specific abnormal costs.

6.8 As can be noted from 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 emerging policy targets of between 10% and 20% (depending on location and whether the site is brownfield or greenfield) would, in principle, mean that some schemes that *could* have delivered at target levels would no longer be required to do so if the Council adopted lower targets.

[16] These appraisal outputs reflect all other policy requirements, so they show the cumulative impact of plan policies.

Table 6.3.1: Appraisal results – 80% social rent, 20% shared ownership – private sales values of £2,029 per square metre

NORTH EAST LINCOLNSHIRE LOCAL PLAN — Sales value £2,029 psm — AH tenure — Rented 80% — SO 20% — Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) — £1,027,075 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£190,199	- 120,482	- 123,181	- 125,844	- 128,472	- 131,066	- 133,624	- 136,147
2	Residential Small site - medium density	5	£163,028	- 120,482	- 123,181	- 125,844	- 128,472	- 131,066	- 133,624	- 136,147
3	Residential Small site - higher density (flats)	5	£63,400	- 335,718	- 336,363	- 336,982	- 337,577	- 338,145	- 338,688	- 339,205
4	Residential Small site - low density	10	£380,398	- 240,965	- 246,362	- 251,689	- 256,946	- 262,131	- 267,248	- 272,294
5	Residential Small site - medium density	10	£326,055	- 240,965	- 246,362	- 251,689	- 256,946	- 262,131	- 267,248	- 272,294
6	Residential Small site - higher density	10	£308,431	- 240,965	- 246,362	- 251,689	- 256,946	- 262,131	- 267,248	- 272,294
7	Residential Medium site - low density	25	£950,995	- 602,411	- 615,905	- 629,222	- 642,364	- 655,330	- 668,120	- 680,734
8	Residential Medium site - medium density	25	£815,139	- 602,411	- 615,905	- 629,222	- 642,364	- 655,330	- 668,120	- 680,734
9	Residential Medium site - higher density	25	£771,077	- 602,411	- 615,905	- 629,222	- 642,364	- 655,330	- 668,120	- 680,734
10	Residential Medium site - low density	50	£1,901,990	- 1,120,572	- 1,150,669	- 1,180,383	- 1,209,714	- 1,238,663	- 1,267,230	- 1,295,415
11	Residential Medium site - medium density	50	£1,630,277	- 1,120,572	- 1,150,669	- 1,180,383	- 1,209,714	- 1,238,663	- 1,267,230	- 1,295,415
12	Residential Medium site - higher density	50	£1,542,154	- 1,120,572	- 1,114,124	- 1,107,711	- 1,101,332	- 1,094,990	- 1,088,681	- 1,082,409
13	Residential Large site - low density	100	£3,803,980	- 2,405,119	- 2,454,622	- 2,503,472	- 2,551,669	- 2,599,213	- 2,646,103	- 2,692,340
14	Residential Large site - medium density	100	£3,260,555	- 2,405,119	- 2,454,622	- 2,503,472	- 2,551,669	- 2,599,213	- 2,646,103	- 2,692,340
15	Residential Large site - high density	100	£3,084,308	- 2,405,119	- 2,454,622	- 2,503,472	- 2,551,669	- 2,599,213	- 2,646,103	- 2,692,340
16	Residential Large site - low density	200	£7,607,961	- 4,957,236	- 5,037,481	- 5,116,622	- 5,194,659	- 5,271,591	- 5,347,420	- 5,422,144
17	Residential Large site - medium density	200	£6,521,109	- 4,957,236	- 5,037,481	- 5,116,622	- 5,194,659	- 5,271,591	- 5,347,420	- 5,422,144
18	Strategic scale site - low density	500	£22,823,883	- 25,291,688	- 25,576,513	- 25,857,733	- 26,135,350	- 26,409,362	- 26,679,770	- 26,946,574
19	Strategic scale site - medium density	500	£19,563,328	- 25,291,688	- 25,576,513	- 25,857,733	- 26,135,350	- 26,409,362	- 26,679,770	- 26,946,574
20	Strategic scale site - low density	750	£34,235,824	- 35,161,417	- 35,600,815	- 36,034,748	- 36,463,218	- 36,886,223	- 37,303,766	- 37,715,844
21	Strategic scale site - medium density	750	£29,344,992	- 35,161,417	- 35,600,815	- 36,034,748	- 36,463,218	- 36,886,223	- 37,303,766	- 37,715,844
22	Strategic scale site - medium density	1,500	£58,689,984	- 59,188,405	- 60,098,845	- 60,998,305	- 61,886,787	- 62,764,289	- 63,630,812	- 64,486,356
23	Strategic scale site - medium density	3,300	£148,982,267	-105,450,931	-107,459,217	-109,443,916	- 111,405,027	-113,342,551	-115,256,487	-117,146,837
24	Housing for Elderly (C3) - high density	40	£513,536	- 2,542,615	- 2,547,847	- 2,553,079	- 2,558,310	- 2,563,542	- 2,568,775	- 2,574,006
25	Housing for Elderly (C3) - high density	60	£770,306	- 3,836,230	- 3,842,550	- 3,848,869	- 3,855,189	- 3,861,509	- 3,867,829	- 3,874,149
26	Housing for Elderly (C2) extra care	70	£898,690	- 4,826,716	- 4,831,835	- 4,836,953	- 4,842,072	- 4,847,191	- 4,852,310	- 4,857,428

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) — £500,000 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£92,593	- 120,482	- 123,181	- 125,844	- 128,472	- 131,066	- 133,624	- 136,147
2	Residential Small site - medium density	5	£79,365	- 120,482	- 123,181	- 125,844	- 128,472	- 131,066	- 133,624	- 136,147
3	Residential Small site - higher density (flats)	5	£30,864	- 335,718	- 336,363	- 336,982	- 337,577	- 338,145	- 338,688	- 339,205
4	Residential Small site - low density	10	£185,185	- 240,965	- 246,362	- 251,689	- 256,946	- 262,131	- 267,248	- 272,294
5	Residential Small site - medium density	10	£158,730	- 240,965	- 246,362	- 251,689	- 256,946	- 262,131	- 267,248	- 272,294
6	Residential Small site - higher density	10	£150,150	- 240,965	- 246,362	- 251,689	- 256,946	- 262,131	- 267,248	- 272,294
7	Residential Medium site - low density	25	£462,963	- 602,411	- 615,905	- 629,222	- 642,364	- 655,330	- 668,120	- 680,734
8	Residential Medium site - medium density	25	£396,825	- 602,411	- 615,905	- 629,222	- 642,364	- 655,330	- 668,120	- 680,734
9	Residential Medium site - higher density	25	£375,375	- 602,411	- 615,905	- 629,222	- 642,364	- 655,330	- 668,120	- 680,734
10	Residential Medium site - low density	50	£925,926	- 1,120,572	- 1,150,669	- 1,180,383	- 1,209,714	- 1,238,663	- 1,267,230	- 1,295,415
11	Residential Medium site - medium density	50	£793,651	- 1,120,572	- 1,150,669	- 1,180,383	- 1,209,714	- 1,238,663	- 1,267,230	- 1,295,415
12	Residential Medium site - higher density	50	£750,751	- 1,120,572	- 1,114,124	- 1,107,711	- 1,101,332	- 1,094,990	- 1,088,681	- 1,082,409
13	Residential Large site - low density	100	£1,851,852	- 2,405,119	- 2,454,622	- 2,503,472	- 2,551,669	- 2,599,213	- 2,646,103	- 2,692,340
14	Residential Large site - medium density	100	£1,587,302	- 2,405,119	- 2,454,622	- 2,503,472	- 2,551,669	- 2,599,213	- 2,646,103	- 2,692,340
15	Residential Large site - high density	100	£1,501,502	- 2,405,119	- 2,454,622	- 2,503,472	- 2,551,669	- 2,599,213	- 2,646,103	- 2,692,340
16	Residential Large site - low density	200	£3,703,704	- 4,957,236	- 5,037,481	- 5,116,622	- 5,194,659	- 5,271,591	- 5,347,420	- 5,422,144
17	Residential Large site - medium density	200	£3,174,603	- 4,957,236	- 5,037,481	- 5,116,622	- 5,194,659	- 5,271,591	- 5,347,420	- 5,422,144
18	Strategic scale site - low density	500	£11,111,111	- 25,291,688	- 25,576,513	- 25,857,733	- 26,135,350	- 26,409,362	- 26,679,770	- 26,946,574
19	Strategic scale site - medium density	500	£9,523,810	- 25,291,688	- 25,576,513	- 25,857,733	- 26,135,350	- 26,409,362	- 26,679,770	- 26,946,574
20	Strategic scale site - low density	750	£16,666,667	- 35,161,417	- 35,600,815	- 36,034,748	- 36,463,218	- 36,886,223	- 37,303,766	- 37,715,844
21	Strategic scale site - medium density	750	£14,285,714	- 35,161,417	- 35,600,815	- 36,034,748	- 36,463,218	- 36,886,223	- 37,303,766	- 37,715,844
22	Strategic scale site - medium density	1,500	£28,571,429	- 59,188,405	- 60,098,845	- 60,998,305	- 61,886,787	- 62,764,289	- 63,630,812	- 64,486,356
23	Strategic scale site - medium density	3,300	£72,527,473	-105,450,931	-107,459,217	-109,443,916	- 111,405,027	-113,342,551	-115,256,487	-117,146,837
24	Housing for Elderly (C3) - high density	40	£249,999	- 2,542,615	- 2,547,847	- 2,553,079	- 2,558,310	- 2,563,542	- 2,568,775	- 2,574,006
25	Housing for Elderly (C3) - high density	60	£375,000	- 3,836,230	- 3,842,550	- 3,848,869	- 3,855,189	- 3,861,509	- 3,867,829	- 3,874,149
26	Housing for Elderly (C2) extra care	70	£437,500	- 4,826,716	- 4,831,835	- 4,836,953	- 4,842,072	- 4,847,191	- 4,852,310	- 4,857,428

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) — £370,000 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£68,519	- 120,482	- 123,181	- 125,844	- 128,472	- 131,066	- 133,624	- 136,147
2	Residential Small site - medium density	5	£58,730	- 120,482	- 123,181	- 125,844	- 128,472	- 131,066	- 133,624	- 136,147
3	Residential Small site - higher density (flats)	5	£22,840	- 335,718	- 336,363	- 336,982	- 337,577	- 338,145	- 338,688	- 339,205
4	Residential Small site - low density	10	£137,037	- 240,965	- 246,362	- 251,689	- 256,946	- 262,131	- 267,248	- 272,294
5	Residential Small site - medium density	10	£117,460	- 240,965	- 246,362	- 251,689	- 256,946	- 262,131	- 267,248	- 272,294
6	Residential Small site - higher density	10	£111,111	- 240,965	- 246,362	- 251,689	- 256,946	- 262,131	- 267,248	- 272,294
7	Residential Medium site - low density	25	£342,593	- 602,411	- 615,905	- 629,222	- 642,364	- 655,330	- 668,120	- 680,734
8	Residential Medium site - medium density	25	£293,651	- 602,411	- 615,905	- 629,222	- 642,364	- 655,330	- 668,120	- 680,734
9	Residential Medium site - higher density	25	£277,778	- 602,411	- 615,905	- 629,222	- 642,364	- 655,330	- 668,120	- 680,734
10	Residential Medium site - low density	50	£685,185	- 1,120,572	- 1,150,669	- 1,180,383	- 1,209,714	- 1,238,663	- 1,267,230	- 1,295,415
11	Residential Medium site - medium density	50	£587,302	- 1,120,572	- 1,150,669	- 1,180,383	- 1,209,714	- 1,238,663	- 1,267,230	- 1,295,415
12	Residential Medium site - higher density	50	£555,556	- 1,120,572	- 1,114,124	- 1,107,711	- 1,101,332	- 1,094,990	- 1,088,681	- 1,082,409
13	Residential Large site - low density	100	£1,370,370	- 2,405,119	- 2,454,622	- 2,503,472	- 2,551,669	- 2,599,213	- 2,646,103	- 2,692,340
14	Residential Large site - medium density	100	£1,174,603	- 2,405,119	- 2,454,622	- 2,503,472	- 2,551,669	- 2,599,213	- 2,646,103	- 2,692,340
15	Residential Large site - high density	100	£1,111,111	- 2,405,119	- 2,454,622	- 2,503,472	- 2,551,669	- 2,599,213	- 2,646,103	- 2,692,340
16	Residential Large site - low density	200	£2,740,741	- 4,957,236	- 5,037,481	- 5,116,622	- 5,194,659	- 5,271,591	- 5,347,420	- 5,422,144
17	Residential Large site - medium density	200	£2,349,206	- 4,957,236	- 5,037,481	- 5,116,622	- 5,194,659	- 5,271,591	- 5,347,420	- 5,422,144
18	Strategic scale site - low density	500	£8,222,222	- 25,291,688	- 25,576,513	- 25,857,733	- 26,135,350	- 26,409,362	- 26,679,770	- 26,946,574
19	Strategic scale site - medium density	500	£7,047,619	- 25,291,688	- 25,576,513	- 25,857,733	- 26,135,350	- 26,409,362	- 26,679,770	- 26,946,574
20	Strategic scale site - low density	750	£12,333,333	- 35,161,417	- 35,600,815	- 36,034,748	- 36,463,218	- 36,886,223	- 37,303,766	- 37,715,844
21	Strategic scale site - medium density	750	£10,571,429	- 35,161,417	- 35,600,815	- 36,034,748	- 36,463,218	- 36,886,223	- 37,303,766	- 37,715,844
22	Strategic scale site - medium density	1,500	£21,142,857	- 59,188,405	- 60,098,845	- 60,998,305	- 61,886,787	- 62,764,289	- 63,630,812	- 64,486,356
23	Strategic scale site - medium density	3,300	£53,670,330	-105,450,931	-107,459,217	-109,443,916	- 111,405,027	-113,342,551	-115,256,487	-117,146,837
24	Housing for Elderly (C3) - high density	40	£185,000	- 2,542,615	- 2,547,847	- 2,553,079	- 2,558,310	- 2,563,542	- 2,568,775	- 2,574,006
25	Housing for Elderly (C3) - high density	60	£277,500	- 3,836,230	- 3,842,550	- 3,848,869	- 3,855,189	- 3,861,509	- 3,867,829	- 3,874,149
26	Housing for Elderly (C2) extra care	70	£323,750	- 4,826,716	- 4,831,835	- 4,836,953	- 4,842,072	- 4,847,191	- 4,852,310	- 4,857,428

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) — £247,000 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£45,741	- 120,482	- 123,181	- 125,844	- 128,472	- 131,066	- 133,624	- 136,147
2	Residential Small site - medium density	5	£39,206	- 120,482	- 123,181	- 125,844	- 128,472	- 131,066	- 133,624	- 136,147
3	Residential Small site - higher density (flats)	5	£15,247	- 335,718	- 336,363	- 336,982	- 337,577	- 338,145	- 338,688	- 339,205
4	Residential Small site - low density	10	£91,481	- 240,965	- 246,362	- 251,689	- 256,946	- 262,131	- 267,248	- 272,294
5	Residential Small site - medium density	10	£78,413	- 240,965	- 246,362	- 251,689	- 256,946	- 262,131	- 267,248	- 272,294
6	Residential Small site - higher density	10	£74,174	- 240,965	- 246,362	- 251,689	- 256,946	- 262,131	- 267,248	- 272,294
7	Residential Medium site - low density	25	£228,704	- 602,411	- 615,905	- 629,222	- 642,364	- 655,330	- 668,120	- 680,734
8	Residential Medium site - medium density	25	£196,032	- 602,411	- 615,905	- 629,222	- 642,364	- 655,330	- 668,120	- 680,734
9	Residential Medium site - higher density	25	£185,435	- 602,411	- 615,905	- 629,222	- 642,364	- 655,330	- 668,120	- 680,734
10	Residential Medium site - low density	50	£457,407	- 1,120,572	- 1,150,669	- 1,180,383	- 1,209,714	- 1,238,663	- 1,267,230	- 1,295,415
11	Residential Medium site - medium density	50	£392,063	- 1,120,572	- 1,150,669	- 1,180,383	- 1,209,714	- 1,238,663	- 1,267,230	- 1,295,415
12	Residential Medium site - higher density	50	£370,871	- 1,120,572	- 1,114,124	- 1,107,711	- 1,101,332	- 1,094,990	- 1,088,681	- 1,082,409
13	Residential Large site - low density	100	£914,815	- 2,405,119	- 2,454,622	- 2,503,472	- 2,551,669	- 2,599,213	- 2,646,103	- 2,692,340
14	Residential Large site - medium density	100	£784,127	- 2,405,119	- 2,454,622	- 2,503,472	- 2,551,669	- 2,599,213	- 2,646,103	- 2,692,340
15	Residential Large site - high density	100	£741,742	- 2,405,119	- 2,454,622	- 2,503,472	- 2,551,669	- 2,599,213	- 2,646,103	- 2,692,340
16	Residential Large site - low density	200	£1,829,630	- 4,957,236	- 5,037,481	- 5,116,622	- 5,194,659	- 5,271,591	- 5,347,420	- 5,422,144
17	Residential Large site - medium density	200	£1,568,254	- 4,957,236	- 5,037,481	- 5,116,622	- 5,194,659	- 5,271,591	- 5,347,420	- 5,422,144
18	Strategic scale site - low density	500	£5,488,889	- 25,291,688	- 25,576,513	- 25,857,733	- 26,135,350	- 26,409,362	- 26,679,770	- 26,946,574
19	Strategic scale site - medium density	500	£4,704,762	- 25,291,688	- 25,576,513	- 25,857,733	- 26,135,350	- 26,409,362	- 26,679,770	- 26,946,574
20	Strategic scale site - low density	750	£8,233,333	- 35,161,417	- 35,600,815	- 36,034,748	- 36,463,218	- 36,886,223	- 37,303,766	- 37,715,844
21	Strategic scale site - medium density	750	£7,057,143	- 35,161,417	- 35,600,815	- 36,034,748	- 36,463,218	- 36,886,223	- 37,303,766	- 37,715,844
22	Strategic scale site - medium density	1,500	£14,114,286	- 59,188,405	- 60,098,845	- 60,998,305	- 61,886,787	- 62,764,289	- 63,630,812	- 64,486,356
23	Strategic scale site - medium density	3,300	£35,828,571	-105,450,931	-107,459,217	-109,443,916	- 111,405,027	-113,342,551	-115,256,487	-117,146,837
24	Housing for Elderly (C3) - high density	40	£123,500	- 2,542,615	- 2,547,847	- 2,553,079	- 2,558,310	- 2,563,542	- 2,568,775	- 2,574,006
25	Housing for Elderly (C3) - high density	60	£185,250	- 3,836,230	- 3,842,550	- 3,848,869	- 3,855,189	- 3,861,509	- 3,867,829	- 3,874,149
26	Housing for Elderly (C2) extra care	70	£216,125	- 4,826,716	- 4,831,835	- 4,836,953	- 4,842,072	- 4,847,191	- 4,852,310	- 4,857,428

Table 6.3.2: Appraisal results – 80% social rent, 20% shared ownership – private sales values of £2,163 per square metre

NORTH EAST LINCOLNSHIRE LOCAL PLAN — Sales value £2,163 psm — AH tenure — Rented 80% — SO 20% — Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) — £1,027,075 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£190,199	- 75,421	- 80,202	- 84,928	- 89,597	- 94,210	- 98,767	- 103,268
2	Residential Small site - medium density	5	£163,028	- 75,421	- 80,202	- 84,928	- 89,597	- 94,210	- 98,767	- 103,268
3	Residential Small site - higher density (flats)	5	£63,400	- 297,415	- 299,831	- 302,204	- 304,532	- 306,818	- 309,060	- 311,258
4	Residential Small site - low density	10	£380,398	- 150,843	- 160,406	- 169,855	- 179,194	- 188,420	- 197,535	- 206,536
5	Residential Small site - medium density	10	£326,055	- 150,843	- 160,406	- 169,855	- 179,194	- 188,420	- 197,535	- 206,536
6	Residential Small site - higher density	10	£308,431	- 150,843	- 160,406	- 169,855	- 179,194	- 188,420	- 197,535	- 206,536
7	Residential Medium site - low density	25	£950,995	- 377,107	- 401,014	- 424,639	- 447,984	- 471,051	- 493,835	- 516,341
8	Residential Medium site - medium density	25	£815,139	- 377,107	- 401,014	- 424,639	- 447,984	- 471,051	- 493,835	- 516,341
9	Residential Medium site - higher density	25	£771,077	- 377,107	- 401,014	- 424,639	- 447,984	- 471,051	- 493,835	- 516,341
10	Residential Medium site - low density	50	£1,901,990	- 673,297	- 724,104	- 774,321	- 823,949	- 872,986	- 921,433	- 969,291
11	Residential Medium site - medium density	50	£1,630,277	- 673,297	- 724,104	- 774,321	- 823,949	- 872,986	- 921,433	- 969,291
12	Residential Medium site - higher density	50	£1,542,154	- 673,297	- 669,389	- 665,515	- 661,677	- 657,874	- 654,106	- 650,373
13	Residential Large site - low density	100	£3,803,980	- 1,523,732	- 1,613,930	- 1,703,068	- 1,791,144	- 1,878,160	- 1,964,115	- 2,049,008
14	Residential Large site - medium density	100	£3,260,555	- 1,523,732	- 1,613,930	- 1,703,068	- 1,791,144	- 1,878,160	- 1,964,115	- 2,049,008
15	Residential Large site - high density	100	£3,084,308	- 1,523,732	- 1,613,930	- 1,703,068	- 1,791,144	- 1,878,160	- 1,964,115	- 2,049,008
16	Residential Large site - low density	200	£7,607,961	- 3,245,770	- 3,404,847	- 3,562,029	- 3,717,318	- 3,870,714	- 4,022,217	- 4,171,825
17	Residential Large site - medium density	200	£6,521,109	- 3,245,770	- 3,404,847	- 3,562,029	- 3,717,318	- 3,870,714	- 4,022,217	- 4,171,825
18	Strategic scale site - low density	500	£22,823,883	- 21,044,402	- 21,525,885	- 22,001,793	- 22,472,127	- 22,936,885	- 23,396,069	- 23,849,677
19	Strategic scale site - medium density	500	£19,563,328	- 21,044,402	- 21,525,885	- 22,001,793	- 22,472,127	- 22,936,885	- 23,396,069	- 23,849,677
20	Strategic scale site - low density	750	£34,235,824	- 29,064,511	- 29,786,577	- 30,500,347	- 31,205,819	- 31,902,994	- 32,591,872	- 33,272,453
21	Strategic scale site - medium density	750	£29,344,992	- 29,064,511	- 29,786,577	- 30,500,347	- 31,205,819	- 31,902,994	- 32,591,872	- 33,272,453
22	Strategic scale site - medium density	1,500	£58,689,984	- 48,168,053	- 49,590,842	- 50,997,515	- 52,388,071	- 53,762,511	- 55,120,835	- 56,463,042
23	Strategic scale site - medium density	3,300	£148,982,267	- 84,098,865	- 87,102,864	- 90,073,287	- 93,010,136	- 95,913,408	- 98,783,105	-101,619,228
24	Housing for Elderly (C3) - high density	40	£513,536	- 2,355,842	- 2,368,614	- 2,381,386	- 2,394,158	- 2,406,930	- 2,419,702	- 2,432,475
25	Housing for Elderly (C3) - high density	60	£770,306	- 3,558,139	- 3,575,666	- 3,593,194	- 3,610,721	- 3,628,248	- 3,645,775	- 3,663,302
26	Housing for Elderly (C2) extra care	70	£898,690	- 4,528,142	- 4,543,353	- 4,560,564	- 4,577,775	- 4,594,987	- 4,612,197	- 4,629,408

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) — £500,000 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£92,593	- 75,421	- 80,202	- 84,928	- 89,597	- 94,210	- 98,767	- 103,268
2	Residential Small site - medium density	5	£79,365	- 75,421	- 80,202	- 84,928	- 89,597	- 94,210	- 98,767	- 103,268
3	Residential Small site - higher density (flats)	5	£30,864	- 297,415	- 299,831	- 302,204	- 304,532	- 306,818	- 309,060	- 311,258
4	Residential Small site - low density	10	£185,185	- 150,843	- 160,406	- 169,855	- 179,194	- 188,420	- 197,535	- 206,536
5	Residential Small site - medium density	10	£158,730	- 150,843	- 160,406	- 169,855	- 179,194	- 188,420	- 197,535	- 206,536
6	Residential Small site - higher density	10	£150,150	- 150,843	- 160,406	- 169,855	- 179,194	- 188,420	- 197,535	- 206,536
7	Residential Medium site - low density	25	£462,963	- 377,107	- 401,014	- 424,639	- 447,984	- 471,051	- 493,835	- 516,341
8	Residential Medium site - medium density	25	£396,825	- 377,107	- 401,014	- 424,639	- 447,984	- 471,051	- 493,835	- 516,341
9	Residential Medium site - higher density	25	£375,375	- 377,107	- 401,014	- 424,639	- 447,984	- 471,051	- 493,835	- 516,341
10	Residential Medium site - low density	50	£925,926	- 673,297	- 724,104	- 774,321	- 823,949	- 872,986	- 921,433	- 969,291
11	Residential Medium site - medium density	50	£793,651	- 673,297	- 724,104	- 774,321	- 823,949	- 872,986	- 921,433	- 969,291
12	Residential Medium site - higher density	50	£750,751	- 673,297	- 669,389	- 665,515	- 661,677	- 657,874	- 654,106	- 650,373
13	Residential Large site - low density	100	£1,851,852	- 1,523,732	- 1,613,930	- 1,703,068	- 1,791,144	- 1,878,160	- 1,964,115	- 2,049,008
14	Residential Large site - medium density	100	£1,587,302	- 1,523,732	- 1,613,930	- 1,703,068	- 1,791,144	- 1,878,160	- 1,964,115	- 2,049,008
15	Residential Large site - high density	100	£1,501,502	- 1,523,732	- 1,613,930	- 1,703,068	- 1,791,144	- 1,878,160	- 1,964,115	- 2,049,008
16	Residential Large site - low density	200	£3,703,704	- 3,245,770	- 3,404,847	- 3,562,029	- 3,717,318	- 3,870,714	- 4,022,217	- 4,171,825
17	Residential Large site - medium density	200	£3,174,603	- 3,245,770	- 3,404,847	- 3,562,029	- 3,717,318	- 3,870,714	- 4,022,217	- 4,171,825
18	Strategic scale site - low density	500	£11,111,111	- 21,044,402	- 21,525,885	- 22,001,793	- 22,472,127	- 22,936,885	- 23,396,069	- 23,849,677
19	Strategic scale site - medium density	500	£9,523,810	- 21,044,402	- 21,525,885	- 22,001,793	- 22,472,127	- 22,936,885	- 23,396,069	- 23,849,677
20	Strategic scale site - low density	750	£16,666,667	- 29,064,511	- 29,786,577	- 30,500,347	- 31,205,819	- 31,902,994	- 32,591,872	- 33,272,453
21	Strategic scale site - medium density	750	£14,285,714	- 29,064,511	- 29,786,577	- 30,500,347	- 31,205,819	- 31,902,994	- 32,591,872	- 33,272,453
22	Strategic scale site - medium density	1,500	£28,571,429	- 48,168,053	- 49,590,842	- 50,997,515	- 52,388,071	- 53,762,511	- 55,120,835	- 56,463,042
23	Strategic scale site - medium density	3,300	£72,527,473	- 84,098,865	- 87,102,864	- 90,073,287	- 93,010,136	- 95,913,408	- 98,783,105	-101,619,228
24	Housing for Elderly (C3) - high density	40	£249,999	- 2,355,842	- 2,368,614	- 2,381,386	- 2,394,158	- 2,406,930	- 2,419,702	- 2,432,475
25	Housing for Elderly (C3) - high density	60	£375,000	- 3,558,139	- 3,575,666	- 3,593,194	- 3,610,721	- 3,628,248	- 3,645,775	- 3,663,302
26	Housing for Elderly (C2) extra care	70	£437,500	- 4,528,142	- 4,543,353	- 4,560,564	- 4,577,775	- 4,594,987	- 4,612,197	- 4,629,408

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) — £370,000 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£68,519	- 75,421	- 80,202	- 84,928	- 89,597	- 94,210	- 98,767	- 103,268
2	Residential Small site - medium density	5	£58,730	- 75,421	- 80,202	- 84,928	- 89,597	- 94,210	- 98,767	- 103,268
3	Residential Small site - higher density (flats)	5	£22,840	- 297,415	- 299,831	- 302,204	- 304,532	- 306,818	- 309,060	- 311,258
4	Residential Small site - low density	10	£137,037	- 150,843	- 160,406	- 169,855	- 179,194	- 188,420	- 197,535	- 206,536
5	Residential Small site - medium density	10	£117,460	- 150,843	- 160,406	- 169,855	- 179,194	- 188,420	- 197,535	- 206,536
6	Residential Small site - higher density	10	£111,111	- 150,843	- 160,406	- 169,855	- 179,194	- 188,420	- 197,535	- 206,536
7	Residential Medium site - low density	25	£342,593	- 377,107	- 401,014	- 424,639	- 447,984	- 471,051	- 493,835	- 516,341
8	Residential Medium site - medium density	25	£293,651	- 377,107	- 401,014	- 424,639	- 447,984	- 471,051	- 493,835	- 516,341
9	Residential Medium site - higher density	25	£277,778	- 377,107	- 401,014	- 424,639	- 447,984	- 471,051	- 493,835	- 516,341
10	Residential Medium site - low density	50	£685,185	- 673,297	- 724,104	- 774,321	- 823,949	- 872,986	- 921,433	- 969,291
11	Residential Medium site - medium density	50	£587,302	- 673,297	- 724,104	- 774,321	- 823,949	- 872,986	- 921,433	- 969,291
12	Residential Medium site - higher density	50	£555,556	- 673,297	- 669,389	- 665,515	- 661,677	- 657,874	- 654,106	- 650,373
13	Residential Large site - low density	100	£1,370,370	- 1,523,732	- 1,613,930	- 1,703,068	- 1,791,144	- 1,878,160	- 1,964,115	- 2,049,008
14	Residential Large site - medium density	100	£1,174,603	- 1,523,732	- 1,613,930	- 1,703,068	- 1,791,144	- 1,878,160	- 1,964,115	- 2,049,008
15	Residential Large site - high density	100	£1,111,111	- 1,523,732	- 1,613,930	- 1,703,068	- 1,791,144	- 1,878,160	- 1,964,115	- 2,049,008
16	Residential Large site - low density	200	£2,740,741	- 3,245,770	- 3,404,847	- 3,562,029	- 3,717,318	- 3,870,714	- 4,022,217	- 4,171,825
17	Residential Large site - medium density	200	£2,349,206	- 3,245,770	- 3,404,847	- 3,562,029	- 3,717,318	- 3,870,714	- 4,022,217	- 4,171,825
18	Strategic scale site - low density	500	£8,222,222	- 21,044,402	- 21,525,885	- 22,001,793	- 22,472,127	- 22,936,885	- 23,396,069	- 23,849,677
19	Strategic scale site - medium density	500	£7,047,619	- 21,044,402	- 21,525,885	- 22,001,793	- 22,472,127	- 22,936,885	- 23,396,069	- 23,849,677
20	Strategic scale site - low density	750	£12,333,333	- 29,064,511	- 29,786,577	- 30,500,347	- 31,205,819	- 31,902,994	- 32,591,872	- 33,272,453
21	Strategic scale site - medium density	750	£10,571,429	- 29,064,511	- 29,786,577	- 30,500,347	- 31,205,819	- 31,902,994	- 32,591,872	- 33,272,453
22	Strategic scale site - medium density	1,500	£21,142,857	- 48,168,053	- 49,590,842	- 50,997,515	- 52,388,071	- 53,762,511	- 55,120,835	- 56,463,042
23	Strategic scale site - medium density	3,300	£53,670,330	- 84,098,865	- 87,102,864	- 90,073,287	- 93,010,136	- 95,913,408	- 98,783,105	-101,619,228
24	Housing for Elderly (C3) - high density	40	£185,000	- 2,355,842	- 2,368,614	- 2,381,386	- 2,394,158	- 2,406,930	- 2,419,702	- 2,432,475
25	Housing for Elderly (C3) - high density	60	£277,500	- 3,558,139	- 3,575,666	- 3,593,194	- 3,610,721	- 3,628,248	- 3,645,775	- 3,663,302
26	Housing for Elderly (C2) extra care	70	£323,750	- 4,528,142	- 4,543,353	- 4,560,564	- 4,577,775	- 4,594,987	- 4,612,197	- 4,629,408

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) — £247,000 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£45,741	- 75,421	- 80,202	- 84,928	- 89,597	- 94,210	- 98,767	- 103,268
2	Residential Small site - medium density	5	£39,206	- 75,421	- 80,202	- 84,928	- 89,597	- 94,210	- 98,767	- 103,268
3	Residential Small site - higher density (flats)	5	£15,247	- 297,415	- 299,831	- 302,204	- 304,532	- 306,818	- 309,060	- 311,258
4	Residential Small site - low density	10	£91,481	- 150,843	- 160,406	- 169,855	- 179,194	- 188,420	- 197,535	- 206,536
5	Residential Small site - medium density	10	£78,413	- 150,843	- 160,406	- 169,855	- 179,194	- 188,420	- 197,535	- 206,536
6	Residential Small site - higher density	10	£74,174	- 150,843	- 160,406	- 169,855	- 179,194	- 188,420	- 197,535	- 206,536
7	Residential Medium site - low density	25	£228,704	- 377,107	- 401,014	- 424,639	- 447,984	- 471,051	- 493,835	- 516,341
8	Residential Medium site - medium density	25	£196,032	- 377,107	- 401,014	- 424,639	- 447,984	- 471,051	- 493,835	- 516,341
9	Residential Medium site - higher density	25	£185,435	- 377,107	- 401,014	- 424,639	- 447,984	- 471,051	- 493,835	- 516,341
10	Residential Medium site - low density	50	£457,407	- 673,297	- 724,104	- 774,321	- 823,949	- 872,986	- 921,433	- 969,291
11	Residential Medium site - medium density	50	£392,063	- 673,297	- 724,104	- 774,321	- 823,949	- 872,986	- 921,433	- 969,291
12	Residential Medium site - higher density	50	£370,871	- 673,297	- 669,389	- 665,515	- 661,677	- 657,874	- 654,106	- 650,373
13	Residential Large site - low density	100	£914,815	- 1,523,732	- 1,613,930	- 1,703,068	- 1,791,144	- 1,878,160	- 1,964,115	- 2,049,008
14	Residential Large site - medium density	100	£784,127	- 1,523,732	- 1,613,930	- 1,703,068	- 1,791,144	- 1,878,160	- 1,964,115	- 2,049,008
15	Residential Large site - high density	100	£741,742	- 1,523,732	- 1,613,930	- 1,703,068	- 1,791,144	- 1,878,160	- 1,964,115	- 2,049,008
16	Residential Large site - low density	200	£1,829,630	- 3,245,770	- 3,404,847	- 3,562,029	- 3,717,318	- 3,870,714	- 4,022,217	- 4,171,825
17	Residential Large site - medium density	200	£1,568,254	- 3,245,770	- 3,404,847	- 3,562,029	- 3,717,318	- 3,870,714	- 4,022,217	- 4,171,825
18	Strategic scale site - low density	500	£5,488,889	- 21,044,402	- 21,525,885	- 22,001,793	- 22,472,127	- 22,936,885	- 23,396,069	- 23,849,677
19	Strategic scale site - medium density	500	£4,704,762	- 21,044,402	- 21,525,885	- 22,001,793	- 22,472,127	- 22,936,885	- 23,396,069	- 23,849,677
20	Strategic scale site - low density	750	£8,233,333	- 29,064,511	- 29,786,577	- 30,500,347	- 31,205,819	- 31,902,994	- 32,591,872	- 33,272,453
21	Strategic scale site - medium density	750	£7,057,143	- 29,064,511	- 29,786,577	- 30,500,347	- 31,205,819	- 31,902,994	- 32,591,872	- 33,272,453
22	Strategic scale site - medium density	1,500	£14,114,286	- 48,168,053	- 49,590,842	- 50,997,515	- 52,388,071	- 53,762,511	- 55,120,835	- 56,463,042
23	Strategic scale site - medium density	3,300	£35,828,571	- 84,098,865	- 87,102,864	- 90,073,287	- 93,010,136	- 95,913,408	- 98,783,105	-101,619,228
24	Housing for Elderly (C3) - high density	40	£123,500	- 2,355,842	- 2,368,614	- 2,381,386	- 2,394,158	- 2,406,930	- 2,419,702	- 2,432,475
25	Housing for Elderly (C3) - high density	60	£185,250	- 3,558,139	- 3,575,666	- 3,593,194	- 3,610,721	- 3,628,248	- 3,645,775	- 3,663,302
26	Housing for Elderly (C2) extra care	70	£216,125	- 4,528,142	- 4,543,353	- 4,560,564	- 4,577,775	- 4,594,987	- 4,612,197	- 4,629,408

Table 6.3.3: Appraisal results – 80% social rent, 20% shared ownership – private sales values of £2,297 per square metre

NORTH EAST LINCOLNSHIRE LOCAL PLAN — Sales value £2,297 psm — AH tenure — Rented 80% — SO 20% — Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) — £1,027,075 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£190,199	- 30,361	- 37,224	- 44,011	- 50,721	- 57,354	- 63,910	- 70,389
2	Residential Small site - medium density	5	£163,028	- 30,361	- 37,224	- 44,011	- 50,721	- 57,354	- 63,910	- 70,389
3	Residential Small site - higher density (flats)	5	£63,400	- 259,114	- 263,299	- 267,424	- 271,488	- 275,490	- 279,431	- 283,312
4	Residential Small site - low density	10	£380,398	- 60,721	- 74,448	- 88,022	- 101,442	- 114,708	- 127,820	- 140,779
5	Residential Small site - medium density	10	£326,055	- 60,721	- 74,448	- 88,022	- 101,442	- 114,708	- 127,820	- 140,779
6	Residential Small site - higher density	10	£308,431	- 60,721	- 74,448	- 88,022	- 101,442	- 114,708	- 127,820	- 140,779
7	Residential Medium site - low density	25	£950,995	- 151,802	- 186,121	- 220,055	- 253,606	- 286,771	- 319,551	- 351,947
8	Residential Medium site - medium density	25	£815,139	- 151,802	- 186,121	- 220,055	- 253,606	- 286,771	- 319,551	- 351,947
9	Residential Medium site - higher density	25	£771,077	- 151,802	- 186,121	- 220,055	- 253,606	- 286,771	- 319,551	- 351,947
10	Residential Medium site - low density	50	£1,901,990	- 226,022	- 297,540	- 368,260	- 438,184	- 507,309	- 575,637	- 643,168
11	Residential Medium site - medium density	50	£1,630,277	- 226,022	- 297,540	- 368,260	- 438,184	- 507,309	- 575,637	- 643,168
12	Residential Medium site - higher density	50	£1,542,154	- 226,022	- 224,654	- 223,320	- 222,021	- 220,758	- 219,530	- 218,337
13	Residential Large site - low density	100	£3,803,980	- 642,346	- 773,238	- 902,663	- 1,030,620	- 1,157,107	- 1,282,125	- 1,405,676
14	Residential Large site - medium density	100	£3,260,555	- 642,346	- 773,238	- 902,663	- 1,030,620	- 1,157,107	- 1,282,125	- 1,405,676
15	Residential Large site - high density	100	£3,084,308	- 642,346	- 773,238	- 902,663	- 1,030,620	- 1,157,107	- 1,282,125	- 1,405,676
16	Residential Large site - low density	200	£7,607,961	- 1,539,143	- 1,772,700	- 2,007,437	- 2,239,978	- 2,469,837	- 2,697,013	- 2,921,506
17	Residential Large site - medium density	200	£6,521,109	- 1,539,143	- 1,772,700	- 2,007,437	- 2,239,978	- 2,469,837	- 2,697,013	- 2,921,506
18	Strategic scale site - low density	500	£22,823,883	- 16,797,115	- 17,475,257	- 18,145,853	- 18,808,904	- 19,464,408	- 20,112,367	- 20,752,781
19	Strategic scale site - medium density	500	£19,563,328	- 16,797,115	- 17,475,257	- 18,145,853	- 18,808,904	- 19,464,408	- 20,112,367	- 20,752,781
20	Strategic scale site - low density	750	£34,235,824	- 22,967,606	- 23,972,341	- 24,965,945	- 25,948,421	- 26,919,764	- 27,879,978	- 28,829,063
21	Strategic scale site - medium density	750	£29,344,992	- 22,967,606	- 23,972,341	- 24,965,945	- 25,948,421	- 26,919,764	- 27,879,978	- 28,829,063
22	Strategic scale site - medium density	1,500	£58,689,984	- 37,147,702	- 39,082,840	- 40,996,725	- 42,889,357	- 44,760,734	- 46,610,858	- 48,439,728
23	Strategic scale site - medium density	3,300	£148,982,267	- 62,746,799	- 66,746,511	- 70,702,659	- 74,615,243	- 78,484,265	- 82,309,723	- 86,091,617
24	Housing for Elderly (C3) - high density	40	£513,536	- 2,169,068	- 2,189,380	- 2,209,692	- 2,230,005	- 2,250,317	- 2,270,629	- 2,290,942
25	Housing for Elderly (C3) - high density	60	£770,306	- 3,280,049	- 3,308,784	- 3,337,518	- 3,366,253	- 3,394,987	- 3,423,722	- 3,452,456
26	Housing for Elderly (C2) extra care	70	£898,690	- 4,225,567	- 4,254,870	- 4,284,174	- 4,313,478	- 4,342,781	- 4,372,085	- 4,401,389

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) — £500,000 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£92,593	- 30,361	- 37,224	- 44,011	- 50,721	- 57,354	- 63,910	- 70,389
2	Residential Small site - medium density	5	£79,365	- 30,361	- 37,224	- 44,011	- 50,721	- 57,354	- 63,910	- 70,389
3	Residential Small site - higher density (flats)	5	£30,864	- 259,114	- 263,299	- 267,424	- 271,488	- 275,490	- 279,431	- 283,312
4	Residential Small site - low density	10	£185,185	- 60,721	- 74,448	- 88,022	- 101,442	- 114,708	- 127,820	- 140,779
5	Residential Small site - medium density	10	£158,730	- 60,721	- 74,448	- 88,022	- 101,442	- 114,708	- 127,820	- 140,779
6	Residential Small site - higher density	10	£150,150	- 60,721	- 74,448	- 88,022	- 101,442	- 114,708	- 127,820	- 140,779
7	Residential Medium site - low density	25	£462,963	- 151,802	- 186,121	- 220,055	- 253,606	- 286,771	- 319,551	- 351,947
8	Residential Medium site - medium density	25	£396,825	- 151,802	- 186,121	- 220,055	- 253,606	- 286,771	- 319,551	- 351,947
9	Residential Medium site - higher density	25	£375,375	- 151,802	- 186,121	- 220,055	- 253,606	- 286,771	- 319,551	- 351,947
10	Residential Medium site - low density	50	£925,926	- 226,022	- 297,540	- 368,260	- 438,184	- 507,309	- 575,637	- 643,168
11	Residential Medium site - medium density	50	£793,651	- 226,022	- 297,540	- 368,260	- 438,184	- 507,309	- 575,637	- 643,168
12	Residential Medium site - higher density	50	£750,751	- 226,022	- 224,654	- 223,320	- 222,021	- 220,758	- 219,530	- 218,337
13	Residential Large site - low density	100	£1,851,852	- 642,346	- 773,238	- 902,663	- 1,030,620	- 1,157,107	- 1,282,125	- 1,405,676
14	Residential Large site - medium density	100	£1,587,302	- 642,346	- 773,238	- 902,663	- 1,030,620	- 1,157,107	- 1,282,125	- 1,405,676
15	Residential Large site - high density	100	£1,501,502	- 642,346	- 773,238	- 902,663	- 1,030,620	- 1,157,107	- 1,282,125	- 1,405,676
16	Residential Large site - low density	200	£3,703,704	- 1,539,143	- 1,772,700	- 2,007,437	- 2,239,978	- 2,469,837	- 2,697,013	- 2,921,506
17	Residential Large site - medium density	200	£3,174,603	- 1,539,143	- 1,772,700	- 2,007,437	- 2,239,978	- 2,469,837	- 2,697,013	- 2,921,506
18	Strategic scale site - low density	500	£11,111,111	- 16,797,115	- 17,475,257	- 18,145,853	- 18,808,904	- 19,464,408	- 20,112,367	- 20,752,781
19	Strategic scale site - medium density	500	£9,523,810	- 16,797,115	- 17,475,257	- 18,145,853	- 18,808,904	- 19,464,408	- 20,112,367	- 20,752,781
20	Strategic scale site - low density	750	£16,666,667	- 22,967,606	- 23,972,341	- 24,965,945	- 25,948,421	- 26,919,764	- 27,879,978	- 28,829,063
21	Strategic scale site - medium density	750	£14,285,714	- 22,967,606	- 23,972,341	- 24,965,945	- 25,948,421	- 26,919,764	- 27,879,978	- 28,829,063
22	Strategic scale site - medium density	1,500	£28,571,429	- 37,147,702	- 39,082,840	- 40,996,725	- 42,889,357	- 44,760,734	- 46,610,858	- 48,439,728
23	Strategic scale site - medium density	3,300	£72,527,473	- 62,746,799	- 66,746,511	- 70,702,659	- 74,615,243	- 78,484,265	- 82,309,723	- 86,091,617
24	Housing for Elderly (C3) - high density	40	£249,999	- 2,169,068	- 2,189,380	- 2,209,692	- 2,230,005	- 2,250,317	- 2,270,629	- 2,290,942
25	Housing for Elderly (C3) - high density	60	£375,000	- 3,280,049	- 3,308,784	- 3,337,518	- 3,366,253	- 3,394,987	- 3,423,722	- 3,452,456
26	Housing for Elderly (C2) extra care	70	£437,500	- 4,225,567	- 4,254,870	- 4,284,174	- 4,313,478	- 4,342,781	- 4,372,085	- 4,401,389

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) — £370,000 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£68,519	- 30,361	- 37,224	- 44,011	- 50,721	- 57,354	- 63,910	- 70,389
2	Residential Small site - medium density	5	£58,730	- 30,361	- 37,224	- 44,011	- 50,721	- 57,354	- 63,910	- 70,389
3	Residential Small site - higher density (flats)	5	£22,840	- 259,114	- 263,299	- 267,424	- 271,488	- 275,490	- 279,431	- 283,312
4	Residential Small site - low density	10	£137,037	- 60,721	- 74,448	- 88,022	- 101,442	- 114,708	- 127,820	- 140,779
5	Residential Small site - medium density	10	£117,460	- 60,721	- 74,448	- 88,022	- 101,442	- 114,708	- 127,820	- 140,779
6	Residential Small site - higher density	10	£111,111	- 60,721	- 74,448	- 88,022	- 101,442	- 114,708	- 127,820	- 140,779
7	Residential Medium site - low density	25	£342,593	- 151,802	- 186,121	- 220,055	- 253,606	- 286,771	- 319,551	- 351,947
8	Residential Medium site - medium density	25	£293,651	- 151,802	- 186,121	- 220,055	- 253,606	- 286,771	- 319,551	- 351,947
9	Residential Medium site - higher density	25	£277,778	- 151,802	- 186,121	- 220,055	- 253,606	- 286,771	- 319,551	- 351,947
10	Residential Medium site - low density	50	£685,185	- 226,022	- 297,540	- 368,260	- 438,184	- 507,309	- 575,637	- 643,168
11	Residential Medium site - medium density	50	£587,302	- 226,022	- 297,540	- 368,260	- 438,184	- 507,309	- 575,637	- 643,168
12	Residential Medium site - higher density	50	£555,556	- 226,022	- 224,654	- 223,320	- 222,021	- 220,758	- 219,530	- 218,337
13	Residential Large site - low density	100	£1,370,370	- 642,346	- 773,238	- 902,663	- 1,030,620	- 1,157,107	- 1,282,125	- 1,405,676
14	Residential Large site - medium density	100	£1,174,603	- 642,346	- 773,238	- 902,663	- 1,030,620	- 1,157,107	- 1,282,125	- 1,405,676
15	Residential Large site - high density	100	£1,111,111	- 642,346	- 773,238	- 902,663	- 1,030,620	- 1,157,107	- 1,282,125	- 1,405,676
16	Residential Large site - low density	200	£2,740,741	- 1,539,143	- 1,772,700	- 2,007,437	- 2,239,978	- 2,469,837	- 2,697,013	- 2,921,506
17	Residential Large site - medium density	200	£2,349,206	- 1,539,143	- 1,772,700	- 2,007,437	- 2,239,978	- 2,469,837	- 2,697,013	- 2,921,506
18	Strategic scale site - low density	500	£8,222,222	- 16,797,115	- 17,475,257	- 18,145,853	- 18,808,904	- 19,464,408	- 20,112,367	- 20,752,781
19	Strategic scale site - medium density	500	£7,047,619	- 16,797,115	- 17,475,257	- 18,145,853	- 18,808,904	- 19,464,408	- 20,112,367	- 20,752,781
20	Strategic scale site - low density	750	£12,333,333	- 22,967,606	- 23,972,341	- 24,965,945	- 25,948,421	- 26,919,764	- 27,879,978	- 28,829,063
21	Strategic scale site - medium density	750	£10,571,429	- 22,967,606	- 23,972,341	- 24,965,945	- 25,948,421	- 26,919,764	- 27,879,978	- 28,829,063
22	Strategic scale site - medium density	1,500	£21,142,857	- 37,147,702	- 39,082,840	- 40,996,725	- 42,889,357	- 44,760,734	- 46,610,858	- 48,439,728
23	Strategic scale site - medium density	3,300	£53,670,330	- 62,746,799	- 66,746,511	- 70,702,659	- 74,615,243	- 78,484,265	- 82,309,723	- 86,091,617
24	Housing for Elderly (C3) - high density	40	£185,000	- 2,169,068	- 2,189,380	- 2,209,692	- 2,230,005	- 2,250,317	- 2,270,629	- 2,290,942
25	Housing for Elderly (C3) - high density	60	£277,500	- 3,280,049	- 3,308,784	- 3,337,518	- 3,366,253	- 3,394,987	- 3,423,722	- 3,452,456
26	Housing for Elderly (C2) extra care	70	£323,750	- 4,225,567	- 4,254,870	- 4,284,174	- 4,313,478	- 4,342,781	- 4,372,085	- 4,401,389

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) — £247,000 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£45,741	- 30,361	- 37,224	- 44,011	- 50,721	- 57,354	- 63,910	- 70,389
2	Residential Small site - medium density	5	£39,206	- 30,361	- 37,224	- 44,011	- 50,721	- 57,354	- 63,910	- 70,389
3	Residential Small site - higher density (flats)	5	£15,247	- 259,114	- 263,299	- 267,424	- 271,488	- 275,490	- 279,431	- 283,312
4	Residential Small site - low density	10	£91,481	- 60,721	- 74,448	- 88,022	- 101,442	- 114,708	- 127,820	- 140,779
5	Residential Small site - medium density	10	£78,413	- 60,721	- 74,448	- 88,022	- 101,442	- 114,708	- 127,820	- 140,779
6	Residential Small site - higher density	10	£74,174	- 60,721	- 74,448	- 88,022	- 101,442	- 114,708	- 127,820	- 140,779
7	Residential Medium site - low density	25	£228,704	- 151,802	- 186,121	- 220,055	- 253,606	- 286,771	- 319,551	- 351,947
8	Residential Medium site - medium density	25	£196,032	- 151,802	- 186,121	- 220,055	- 253,606	- 286,771	- 319,551	- 351,947
9	Residential Medium site - higher density	25	£185,435	- 151,802	- 186,121	- 220,055	- 253,606	- 286,771	- 319,551	- 351,947
10	Residential Medium site - low density	50	£457,407	- 226,022	- 297,540	- 368,260	- 438,184	- 507,309	- 575,637	- 643,168
11	Residential Medium site - medium density	50	£392,063	- 226,022	- 297,540	- 368,260	- 438,184	- 507,309	- 575,637	- 643,168
12	Residential Medium site - higher density	50	£370,871	- 226,022	- 224,654	- 223,320	- 222,021	- 220,758	- 219,530	- 218,337
13	Residential Large site - low density	100	£914,815	- 642,346	- 773,238	- 902,663	- 1,030,620	- 1,157,107	- 1,282,125	- 1,405,676
14	Residential Large site - medium density	100	£784,127	- 642,346	- 773,238	- 902,663	- 1,030,620	- 1,157,107	- 1,282,125	- 1,405,676
15	Residential Large site - high density	100	£741,742	- 642,346	- 773,238	- 902,663	- 1,030,620	- 1,157,107	- 1,282,125	- 1,405,676
16	Residential Large site - low density	200	£1,829,630	- 1,539,143	- 1,772,700	- 2,007,437	- 2,239,978	- 2,469,837	- 2,697,013	- 2,921,506
17	Residential Large site - medium density	200	£1,568,254	- 1,539,143	- 1,772,700	- 2,007,437	- 2,239,978	- 2,469,837	- 2,697,013	- 2,921,506
18	Strategic scale site - low density	500	£5,488,889	- 16,797,115	- 17,475,257	- 18,145,853	- 18,808,904	- 19,464,408	- 20,112,367	- 20,752,781
19	Strategic scale site - medium density	500	£4,704,762	- 16,797,115	- 17,475,257	- 18,145,853	- 18,808,904	- 19,464,408	- 20,112,367	- 20,752,781
20	Strategic scale site - low density	750	£8,233,333	- 22,967,606	- 23,972,341	- 24,965,945	- 25,948,421	- 26,919,764	- 27,879,978	- 28,829,063
21	Strategic scale site - medium density	750	£7,057,143	- 22,967,606	- 23,972,341	- 24,965,945	- 25,948,421	- 26,919,764	- 27,879,978	- 28,829,063
22	Strategic scale site - medium density	1,500	£14,114,286	- 37,147,702	- 39,082,840	- 40,996,725	- 42,889,357	- 44,760,734	- 46,610,858	- 48,439,728
23	Strategic scale site - medium density	3,300	£35,828,571	- 62,746,799	- 66,746,511	- 70,702,659	- 74,615,243	- 78,484,265	- 82,309,723	- 86,091,617
24	Housing for Elderly (C3) - high density	40	£123,500	- 2,169,068	- 2,189,380	- 2,209,692	- 2,230,005	- 2,250,317	- 2,270,629	- 2,290,942
25	Housing for Elderly (C3) - high density	60	£185,250	- 3,280,049	- 3,308,784	- 3,337,518	- 3,366,253	- 3,394,987	- 3,423,722	- 3,452,456
26	Housing for Elderly (C2) extra care	70	£216,125	- 4,225,567	- 4,254,870	- 4,284,174	- 4,313,478	- 4,342,781	- 4,372,085	- 4,401,389

Table 6.3.4: Appraisal results – 80% social rent, 20% shared ownership – private sales values of £2,431 per square metre

NORTH EAST LINCOLNSHIRE LOCAL PLAN — Sales value £2,431 psm — AH tenure — Rented 80% — SO 20% — Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) — £1,027,075 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£190,199	14,464	5,662	-3,094	-11,845	-20,498	-29,053	-37,511
2	Residential Small site - medium density	5	£163,028	14,464	5,662	-3,094	-11,845	-20,498	-29,053	-37,511
3	Residential Small site - higher density (flats)	5	£63,400	-220,812	-226,768	-232,645	-238,443	-244,163	-249,803	-255,365
4	Residential Small site - low density	10	£380,398	28,927	11,323	-6,188	-23,691	-40,996	-58,106	-75,021
5	Residential Small site - medium density	10	£326,055	28,927	11,323	-6,188	-23,691	-40,996	-58,106	-75,021
6	Residential Small site - higher density	10	£308,431	28,927	11,323	-6,188	-23,691	-40,996	-58,106	-75,021
7	Residential Medium site - low density	25	£950,995	72,319	28,308	-15,472	-59,226	-102,490	-145,267	-187,554
8	Residential Medium site - medium density	25	£815,139	72,319	28,308	-15,472	-59,226	-102,490	-145,267	-187,554
9	Residential Medium site - higher density	25	£771,077	72,319	28,308	-15,472	-59,226	-102,490	-145,267	-187,554
10	Residential Medium site - low density	50	£1,901,990	217,692	126,948	37,192	-52,418	-141,631	-229,841	-317,045
11	Residential Medium site - medium density	50	£1,630,277	217,692	126,948	37,192	-52,418	-141,631	-229,841	-317,045
12	Residential Medium site - higher density	50	£1,542,154	217,692	216,540	215,354	214,133	212,876	211,586	210,261
13	Residential Large site - low density	100	£3,803,980	235,195	66,368	-102,258	-270,095	-436,054	-600,137	-762,344
14	Residential Large site - medium density	100	£3,260,555	235,195	66,368	-102,258	-270,095	-436,054	-600,137	-762,344
15	Residential Large site - high density	100	£3,084,308	235,195	66,368	-102,258	-270,095	-436,054	-600,137	-762,344
16	Residential Large site - low density	200	£7,607,961	140,759	-167,978	-475,605	-779,820	-1,080,624	-1,378,016	-1,671,997
17	Residential Large site - medium density	200	£6,521,109	140,759	-167,978	-475,605	-779,820	-1,080,624	-1,378,016	-1,671,997
18	Strategic scale site - low density	500	£22,823,883	-12,549,829	-13,424,630	-14,289,913	-15,145,680	-15,991,931	-16,828,665	-17,655,883
19	Strategic scale site - medium density	500	£19,563,328	-12,549,829	-13,424,630	-14,289,913	-15,145,680	-15,991,931	-16,828,665	-17,655,883
20	Strategic scale site - low density	750	£34,235,824	-16,870,700	-18,158,105	-19,431,545	-20,691,022	-21,936,534	-23,168,085	-24,385,672
21	Strategic scale site - medium density	750	£29,344,992	-16,870,700	-18,158,105	-19,431,545	-20,691,022	-21,936,534	-23,168,085	-24,385,672
22	Strategic scale site - medium density	1,500	£58,689,984	-26,137,937	-28,574,838	-30,995,935	-33,390,641	-35,758,956	-38,100,880	-40,416,415
23	Strategic scale site - medium density	3,300	£148,982,267	-41,713,906	-46,390,157	-51,332,031	-56,220,352	-61,055,121	-65,836,341	-70,564,008
24	Housing for Elderly (C3) - high density	40	£513,536	-1,982,293	-2,010,146	-2,037,999	-2,065,852	-2,093,704	-2,121,556	-2,149,409
25	Housing for Elderly (C3) - high density	60	£770,306	-3,001,959	-3,041,901	-3,081,843	-3,121,784	-3,161,726	-3,201,668	-3,241,610
26	Housing for Elderly (C2) extra care	70	£898,690	-3,924,991	-3,966,388	-4,007,784	-4,049,180	-4,090,576	-4,131,973	-4,173,368

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) — £500,000 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£92,593	14,464	5,662	-3,094	-11,845	-20,498	-29,053	-37,511
2	Residential Small site - medium density	5	£79,365	14,464	5,662	-3,094	-11,845	-20,498	-29,053	-37,511
3	Residential Small site - higher density (flats)	5	£30,864	-220,812	-226,768	-232,645	-238,443	-244,163	-249,803	-255,365
4	Residential Small site - low density	10	£185,185	28,927	11,323	-6,188	-23,691	-40,996	-58,106	-75,021
5	Residential Small site - medium density	10	£158,730	28,927	11,323	-6,188	-23,691	-40,996	-58,106	-75,021
6	Residential Small site - higher density	10	£150,150	28,927	11,323	-6,188	-23,691	-40,996	-58,106	-75,021
7	Residential Medium site - low density	25	£462,963	72,319	28,308	-15,472	-59,226	-102,490	-145,267	-187,554
8	Residential Medium site - medium density	25	£396,825	72,319	28,308	-15,472	-59,226	-102,490	-145,267	-187,554
9	Residential Medium site - higher density	25	£375,375	72,319	28,308	-15,472	-59,226	-102,490	-145,267	-187,554
10	Residential Medium site - low density	50	£925,926	217,692	126,948	37,192	-52,418	-141,631	-229,841	-317,045
11	Residential Medium site - medium density	50	£793,651	217,692	126,948	37,192	-52,418	-141,631	-229,841	-317,045
12	Residential Medium site - higher density	50	£750,751	217,692	216,540	215,354	214,133	212,876	211,586	210,261
13	Residential Large site - low density	100	£1,851,852	235,195	66,368	-102,258	-270,095	-436,054	-600,137	-762,344
14	Residential Large site - medium density	100	£1,587,302	235,195	66,368	-102,258	-270,095	-436,054	-600,137	-762,344
15	Residential Large site - high density	100	£1,501,502	235,195	66,368	-102,258	-270,095	-436,054	-600,137	-762,344
16	Residential Large site - low density	200	£3,703,704	140,759	-167,978	-475,605	-779,820	-1,080,624	-1,378,016	-1,671,997
17	Residential Large site - medium density	200	£3,174,603	140,759	-167,978	-475,605	-779,820	-1,080,624	-1,378,016	-1,671,997
18	Strategic scale site - low density	500	£11,111,111	-12,549,829	-13,424,630	-14,289,913	-15,145,680	-15,991,931	-16,828,665	-17,655,883
19	Strategic scale site - medium density	500	£9,523,810	-12,549,829	-13,424,630	-14,289,913	-15,145,680	-15,991,931	-16,828,665	-17,655,883
20	Strategic scale site - low density	750	£16,666,667	-16,870,700	-18,158,105	-19,431,545	-20,691,022	-21,936,534	-23,168,085	-24,385,672
21	Strategic scale site - medium density	750	£14,285,714	-16,870,700	-18,158,105	-19,431,545	-20,691,022	-21,936,534	-23,168,085	-24,385,672
22	Strategic scale site - medium density	1,500	£28,571,429	-26,137,937	-28,574,838	-30,995,935	-33,390,641	-35,758,956	-38,100,880	-40,416,415
23	Strategic scale site - medium density	3,300	£72,527,473	-41,713,906	-46,390,157	-51,332,031	-56,220,352	-61,055,121	-65,836,341	-70,564,008
24	Housing for Elderly (C3) - high density	40	£249,999	-1,982,293	-2,010,146	-2,037,999	-2,065,852	-2,093,704	-2,121,556	-2,149,409
25	Housing for Elderly (C3) - high density	60	£375,000	-3,001,959	-3,041,901	-3,081,843	-3,121,784	-3,161,726	-3,201,668	-3,241,610
26	Housing for Elderly (C2) extra care	70	£437,500	-3,924,991	-3,966,388	-4,007,784	-4,049,180	-4,090,576	-4,131,973	-4,173,368

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) — £370,000 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£68,519	14,464	5,662	-3,094	-11,845	-20,498	-29,053	-37,511
2	Residential Small site - medium density	5	£58,730	14,464	5,662	-3,094	-11,845	-20,498	-29,053	-37,511
3	Residential Small site - higher density (flats)	5	£22,840	-220,812	-226,768	-232,645	-238,443	-244,163	-249,803	-255,365
4	Residential Small site - low density	10	£137,037	28,927	11,323	-6,188	-23,691	-40,996	-58,106	-75,021
5	Residential Small site - medium density	10	£117,460	28,927	11,323	-6,188	-23,691	-40,996	-58,106	-75,021
6	Residential Small site - higher density	10	£111,111	28,927	11,323	-6,188	-23,691	-40,996	-58,106	-75,021
7	Residential Medium site - low density	25	£342,593	72,319	28,308	-15,472	-59,226	-102,490	-145,267	-187,554
8	Residential Medium site - medium density	25	£293,651	72,319	28,308	-15,472	-59,226	-102,490	-145,267	-187,554
9	Residential Medium site - higher density	25	£277,778	72,319	28,308	-15,472	-59,226	-102,490	-145,267	-187,554
10	Residential Medium site - low density	50	£685,185	217,692	126,948	37,192	-52,418	-141,631	-229,841	-317,045
11	Residential Medium site - medium density	50	£587,302	217,692	126,948	37,192	-52,418	-141,631	-229,841	-317,045
12	Residential Medium site - higher density	50	£555,556	217,692	216,540	215,354	214,133	212,876	211,586	210,261
13	Residential Large site - low density	100	£1,370,370	235,195	66,368	-102,258	-270,095	-436,054	-600,137	-762,344
14	Residential Large site - medium density	100	£1,174,603	235,195	66,368	-102,258	-270,095	-436,054	-600,137	-762,344
15	Residential Large site - high density	100	£1,111,111	235,195	66,368	-102,258	-270,095	-436,054	-600,137	-762,344
16	Residential Large site - low density	200	£2,740,741	140,759	-167,978	-475,605	-779,820	-1,080,624	-1,378,016	-1,671,997
17	Residential Large site - medium density	200	£2,349,206	140,759	-167,978	-475,605	-779,820	-1,080,624	-1,378,016	-1,671,997
18	Strategic scale site - low density	500	£8,222,222	-12,549,829	-13,424,630	-14,289,913	-15,145,680	-15,991,931	-16,828,665	-17,655,883
19	Strategic scale site - medium density	500	£7,047,619	-12,549,829	-13,424,630	-14,289,913	-15,145,680	-15,991,931	-16,828,665	-17,655,883
20	Strategic scale site - low density	750	£12,333,333	-16,870,700	-18,158,105	-19,431,545	-20,691,022	-21,936,534	-23,168,085	-24,385,672
21	Strategic scale site - medium density	750	£10,571,429	-16,870,700	-18,158,105	-19,431,545	-20,691,022	-21,936,534	-23,168,085	-24,385,672
22	Strategic scale site - medium density	1,500	£21,142,857	-26,137,937	-28,574,838	-30,995,935	-33,390,641	-35,758,956	-38,100,880	-40,416,415
23	Strategic scale site - medium density	3,300	£53,670,330	-41,713,906	-46,390,157	-51,332,031	-56,220,352	-61,055,121	-65,836,341	-70,564,008
24	Housing for Elderly (C3) - high density	40	£185,000	-1,982,293	-2,010,146	-2,037,999	-2,065,852	-2,093,704	-2,121,556	-2,149,409
25	Housing for Elderly (C3) - high density	60	£277,500	-3,001,959	-3,041,901	-3,081,843	-3,121,784	-3,161,726	-3,201,668	-3,241,610
26	Housing for Elderly (C2) extra care	70	£323,750	-3,924,991	-3,966,388	-4,007,784	-4,049,180	-4,090,576	-4,131,973	-4,173,368

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) — £247,000 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£45,741	14,464	5,662	-3,094	-11,845	-20,498	-29,053	-37,511
2	Residential Small site - medium density	5	£39,206	14,464	5,662	-3,094	-11,845	-20,498	-29,053	-37,511
3	Residential Small site - higher density (flats)	5	£15,247	-220,812	-226,768	-232,645	-238,443	-244,163	-249,803	-255,365
4	Residential Small site - low density	10	£91,481	28,927	11,323	-6,188	-23,691	-40,996	-58,106	-75,021
5	Residential Small site - medium density	10	£78,413	28,927	11,323	-6,188	-23,691	-40,996	-58,106	-75,021
6	Residential Small site - higher density	10	£74,174	28,927	11,323	-6,188	-23,691	-40,996	-58,106	-75,021
7	Residential Medium site - low density	25	£228,704	72,319	28,308	-15,472	-59,226	-102,490	-145,267	-187,554
8	Residential Medium site - medium density	25	£196,032	72,319	28,308	-15,472	-59,226	-102,490	-145,267	-187,554
9	Residential Medium site - higher density	25	£185,435	72,319	28,308	-15,472	-59,226	-102,490	-145,267	-187,554
10	Residential Medium site - low density	50	£457,407	217,692	126,948	37,192	-52,418	-141,631	-229,841	-317,045
11	Residential Medium site - medium density	50	£392,063	217,692	126,948	37,192	-52,418	-141,631	-229,841	-317,045
12	Residential Medium site - higher density	50	£370,871	217,692	216,540	215,354	214,133	212,876	211,586	210,261
13	Residential Large site - low density	100	£914,815	235,195	66,368	-102,258	-270,095	-436,054	-600,137	-762,344
14	Residential Large site - medium density	100	£784,127	235,195	66,368	-102,258	-270,095	-436,054	-600,137	-762,344
15	Residential Large site - high density	100	£741,742	235,195	66,368	-102,258	-270,095	-436,054	-600,137	-762,344
16	Residential Large site - low density	200	£1,829,630	140,759	-167,978	-475,605	-779,820	-1,080,624	-1,378,016	-1,671,997
17	Residential Large site - medium density	200	£1,568,254	140,759	-167,978	-475,605	-779,820	-1,080,624	-1,378,016	-1,671,997
18	Strategic scale site - low density	500	£5,488,889	-12,549,829	-13,424,630	-14,289,913	-15,145,680	-15,991,931	-16,828,665	-17,655,883
19	Strategic scale site - medium density	500	£4,704,762	-12,549,829	-13,424,630	-14,289,913	-15,145,680	-15,991,931	-16,828,665	-17,655,883
20	Strategic scale site - low density	750	£8,233,333	-16,870,700	-18,158,105	-19,431,545	-20,691,022	-21,936,534	-23,168,085	-24,385,672
21	Strategic scale site - medium density	750	£7,057,143	-16,870,700	-18,158,105	-19,431,545	-20,691,022	-21,936,534	-23,168,085	-24,385,672
22	Strategic scale site - medium density	1,500	£14,114,286	-26,137,937	-28,574,838	-30,995,935	-33,390,641	-35,758,956	-38,100,880	-40,416,415
23	Strategic scale site - medium density	3,300	£35,828,571	-41,713,906	-46,390,157	-51,332,031	-56,220,352	-61,055,121	-65,836,341	-70,564,008
24	Housing for Elderly (C3) - high density	40	£123,500	-1,982,293	-2,010,146	-2,037,999	-2,065,852	-2,093,704	-2,121,556	-2,149,409
25	Housing for Elderly (C3) - high density	60	£185,250	-3,001,959	-3,041,901	-3,081,843	-3,121,784	-3,161,726	-3,201,668	-3,241,610
26	Housing for Elderly (C2) extra care	70	£216,125	-3,924,991	-3,966,388	-4,007,784	-4,049,180	-4,090,576	-4,131,973	-4,173,368

Table 6.3.5: Appraisal results – 80% social rent, 20% shared ownership – private sales values of £2,565 per square metre

NORTH EAST LINCOLNSHIRE LOCAL PLAN — Sales value £2,565 psm — AH tenure — Rented 80% — SO 20% — Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) — £1,027,075 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£190,199	58,800	47,949	37,214	26,596	16,095	5,710	-4,632
2	Residential Small site - medium density	5	£163,028	58,800	47,949	37,214	26,596	16,095	5,710	-4,632
3	Residential Small site - higher density (flats)	5	£63,400	-182,510	-190,236	-197,865	-205,399	-212,835	-220,175	-227,418
4	Residential Small site - low density	10	£380,398	117,599	95,896	74,428	53,192	32,189	11,420	-9,264
5	Residential Small site - medium density	10	£326,055	117,599	95,896	74,428	53,192	32,189	11,420	-9,264
6	Residential Small site - higher density	10	£308,431	117,599	95,896	74,428	53,192	32,189	11,420	-9,264
7	Residential Medium site - low density	25	£950,995	293,998	239,741	186,068	132,979	80,473	28,551	-23,161
8	Residential Medium site - medium density	25	£815,139	293,998	239,741	186,068	132,979	80,473	28,551	-23,161
9	Residential Medium site - higher density	25	£771,077	293,998	239,741	186,068	132,979	80,473	28,551	-23,161
10	Residential Medium site - low density	50	£1,901,990	657,770	546,648	436,719	327,983	220,440	114,090	8,932
11	Residential Medium site - medium density	50	£1,630,277	657,770	546,648	436,719	327,983	220,440	114,090	8,932
12	Residential Medium site - higher density	50	£1,542,154	657,770	654,119	650,433	646,713	642,958	639,168	635,345
13	Residential Large site - low density	100	£3,803,980	1,102,399	893,532	686,912	482,538	280,413	80,534	-119,013
14	Residential Large site - medium density	100	£3,260,555	1,102,399	893,532	686,912	482,538	280,413	80,534	-119,013
15	Residential Large site - high density	100	£3,084,308	1,102,399	893,532	686,912	482,538	280,413	80,534	-119,013
16	Residential Large site - low density	200	£7,607,961	1,795,893	1,413,624	1,035,475	661,447	291,539	-75,463	-443,046
17	Residential Large site - medium density	200	£6,521,109	1,795,893	1,413,624	1,035,475	661,447	291,539	-75,463	-443,046
18	Strategic scale site - low density	500	£22,823,883	-8,302,544	-9,374,002	-10,433,973	-11,482,457	-12,519,454	-13,544,964	-14,558,987
19	Strategic scale site - medium density	500	£19,563,328	-8,302,544	-9,374,002	-10,433,973	-11,482,457	-12,519,454	-13,544,964	-14,558,987
20	Strategic scale site - low density	750	£34,235,824	-10,841,086	-12,362,274	-13,897,143	-15,433,623	-16,953,305	-18,456,191	-19,942,281
21	Strategic scale site - medium density	750	£29,344,992	-10,841,086	-12,362,274	-13,897,143	-15,433,623	-16,953,305	-18,456,191	-19,942,281
22	Strategic scale site - medium density	1,500	£58,689,984	-16,099,813	-18,616,672	-21,200,329	-23,905,070	-26,757,178	-29,590,904	-32,393,101
23	Strategic scale site - medium density	3,300	£148,982,267	-24,858,317	-29,044,285	-33,414,743	-38,150,641	-43,625,979	-49,362,959	-55,036,399
24	Housing for Elderly (C3) - high density	40	£513,536	-1,795,519	-1,830,913	-1,866,306	-1,901,698	-1,937,091	-1,972,484	-2,007,878
25	Housing for Elderly (C3) - high density	60	£770,306	-2,723,868	-2,775,018	-2,826,167	-2,877,316	-2,928,465	-2,979,615	-3,030,764
26	Housing for Elderly (C2) extra care	70	£898,690	-3,624,417	-3,677,906	-3,731,394	-3,784,883	-3,838,371	-3,891,861	-3,945,349

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) — £500,000 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£92,593	58,800	47,949	37,214	26,596	16,095	5,710	-4,632
2	Residential Small site - medium density	5	£79,365	58,800	47,949	37,214	26,596	16,095	5,710	-4,632
3	Residential Small site - higher density (flats)	5	£30,864	-182,510	-190,236	-197,865	-205,399	-212,835	-220,175	-227,418
4	Residential Small site - low density	10	£185,185	117,599	95,896	74,428	53,192	32,189	11,420	-9,264
5	Residential Small site - medium density	10	£158,730	117,599	95,896	74,428	53,192	32,189	11,420	-9,264
6	Residential Small site - higher density	10	£150,150	117,599	95,896	74,428	53,192	32,189	11,420	-9,264
7	Residential Medium site - low density	25	£462,963	293,998	239,741	186,068	132,979	80,473	28,551	-23,161
8	Residential Medium site - medium density	25	£396,825	293,998	239,741	186,068	132,979	80,473	28,551	-23,161
9	Residential Medium site - higher density	25	£375,375	293,998	239,741	186,068	132,979	80,473	28,551	-23,161
10	Residential Medium site - low density	50	£925,926	657,770	546,648	436,719	327,983	220,440	114,090	8,932
11	Residential Medium site - medium density	50	£793,651	657,770	546,648	436,719	327,983	220,440	114,090	8,932
12	Residential Medium site - higher density	50	£750,751	657,770	654,119	650,433	646,713	642,958	639,168	635,345
13	Residential Large site - low density	100	£1,851,852	1,102,399	893,532	686,912	482,538	280,413	80,534	-119,013
14	Residential Large site - medium density	100	£1,587,302	1,102,399	893,532	686,912	482,538	280,413	80,534	-119,013
15	Residential Large site - high density	100	£1,501,502	1,102,399	893,532	686,912	482,538	280,413	80,534	-119,013
16	Residential Large site - low density	200	£3,703,704	1,795,893	1,413,624	1,035,475	661,447	291,539	-75,463	-443,046
17	Residential Large site - medium density	200	£3,174,603	1,795,893	1,413,624	1,035,475	661,447	291,539	-75,463	-443,046
18	Strategic scale site - low density	500	£11,111,111	-8,302,544	-9,374,002	-10,433,973	-11,482,457	-12,519,454	-13,544,964	-14,558,987
19	Strategic scale site - medium density	500	£9,523,810	-8,302,544	-9,374,002	-10,433,973	-11,482,457	-12,519,454	-13,544,964	-14,558,987
20	Strategic scale site - low density	750	£16,666,667	-10,841,086	-12,362,274	-13,897,143	-15,433,623	-16,953,305	-18,456,191	-19,942,281
21	Strategic scale site - medium density	750	£14,285,714	-10,841,086	-12,362,274	-13,897,143	-15,433,623	-16,953,305	-18,456,191	-19,942,281
22	Strategic scale site - medium density	1,500	£28,571,429	-16,099,813	-18,616,672	-21,200,329	-23,905,070	-26,757,178	-29,590,904	-32,393,101
23	Strategic scale site - medium density	3,300	£72,527,473	-24,858,317	-29,044,285	-33,414,743	-38,150,641	-43,625,979	-49,362,959	-55,036,399
24	Housing for Elderly (C3) - high density	40	£249,999	-1,795,519	-1,830,913	-1,866,306	-1,901,698	-1,937,091	-1,972,484	-2,007,878
25	Housing for Elderly (C3) - high density	60	£375,000	-2,723,868	-2,775,018	-2,826,167	-2,877,316	-2,928,465	-2,979,615	-3,030,764
26	Housing for Elderly (C2) extra care	70	£437,500	-3,624,417	-3,677,906	-3,731,394	-3,784,883	-3,838,371	-3,891,861	-3,945,349

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) — £370,000 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£68,519	58,800	47,949	37,214	26,596	16,095	5,710	-4,632
2	Residential Small site - medium density	5	£58,730	58,800	47,949	37,214	26,596	16,095	5,710	-4,632
3	Residential Small site - higher density (flats)	5	£22,840	-182,510	-190,236	-197,865	-205,399	-212,835	-220,175	-227,418
4	Residential Small site - low density	10	£137,037	117,599	95,896	74,428	53,192	32,189	11,420	-9,264
5	Residential Small site - medium density	10	£117,460	117,599	95,896	74,428	53,192	32,189	11,420	-9,264
6	Residential Small site - higher density	10	£111,111	117,599	95,896	74,428	53,192	32,189	11,420	-9,264
7	Residential Medium site - low density	25	£342,593	293,998	239,741	186,068	132,979	80,473	28,551	-23,161
8	Residential Medium site - medium density	25	£293,651	293,998	239,741	186,068	132,979	80,473	28,551	-23,161
9	Residential Medium site - higher density	25	£277,778	293,998	239,741	186,068	132,979	80,473	28,551	-23,161
10	Residential Medium site - low density	50	£685,185	657,770	546,648	436,719	327,983	220,440	114,090	8,932
11	Residential Medium site - medium density	50	£587,302	657,770	546,648	436,719	327,983	220,440	114,090	8,932
12	Residential Medium site - higher density	50	£555,556	657,770	654,119	650,433	646,713	642,958	639,168	635,345
13	Residential Large site - low density	100	£1,370,370	1,102,399	893,532	686,912	482,538	280,413	80,534	-119,013
14	Residential Large site - medium density	100	£1,174,603	1,102,399	893,532	686,912	482,538	280,413	80,534	-119,013
15	Residential Large site - high density	100	£1,111,111	1,102,399	893,532	686,912	482,538	280,413	80,534	-119,013
16	Residential Large site - low density	200	£2,740,741	1,795,893	1,413,624	1,035,475	661,447	291,539	-75,463	-443,046
17	Residential Large site - medium density	200	£2,349,206	1,795,893	1,413,624	1,035,475	661,447	291,539	-75,463	-443,046
18	Strategic scale site - low density	500	£8,222,222	-8,302,544	-9,374,002	-10,433,973	-11,482,457	-12,519,454	-13,544,964	-14,558,987
19	Strategic scale site - medium density	500	£7,047,619	-8,302,544	-9,374,002	-10,433,973	-11,482,457	-12,519,454	-13,544,964	-14,558,987
20	Strategic scale site - low density	750	£12,333,333	-10,841,086	-12,362,274	-13,897,143	-15,433,623	-16,953,305	-18,456,191	-19,942,281
21	Strategic scale site - medium density	750	£10,571,429	-10,841,086	-12,362,274	-13,897,143	-15,433,623	-16,953,305	-18,456,191	-19,942,281
22	Strategic scale site - medium density	1,500	£21,142,857	-16,099,813	-18,616,672	-21,200,329	-23,905,070	-26,757,178	-29,590,904	-32,393,101
23	Strategic scale site - medium density	3,300	£53,670,330	-24,858,317	-29,044,285	-33,414,743	-38,150,641	-43,625,979	-49,362,959	-55,036,399
24	Housing for Elderly (C3) - high density	40	£185,000	-1,795,519	-1,830,913	-1,866,306	-1,901,698	-1,937,091	-1,972,484	-2,007,878
25	Housing for Elderly (C3) - high density	60	£277,500	-2,723,868	-2,775,018	-2,826,167	-2,877,316	-2,928,465	-2,979,615	-3,030,764
26	Housing for Elderly (C2) extra care	70	£323,750	-3,624,417	-3,677,906	-3,731,394	-3,784,883	-3,838,371	-3,891,861	-3,945,349

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) — £247,000 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£45,741	58,800	47,949	37,214	26,596	16,095	5,710	-4,632
2	Residential Small site - medium density	5	£39,206	58,800	47,949	37,214	26,596	16,095	5,710	-4,632
3	Residential Small site - higher density (flats)	5	£15,247	-182,510	-190,236	-197,865	-205,399	-212,835	-220,175	-227,418
4	Residential Small site - low density	10	£91,481	117,599	95,896	74,428	53,192	32,189	11,420	-9,264
5	Residential Small site - medium density	10	£78,413	117,599	95,896	74,428	53,192	32,189	11,420	-9,264
6	Residential Small site - higher density	10	£74,174	117,599	95,896	74,428	53,192	32,189	11,420	-9,264
7	Residential Medium site - low density	25	£228,704	293,998	239,741	186,068	132,979	80,473	28,551	-23,161
8	Residential Medium site - medium density	25	£196,032	293,998	239,741	186,068	132,979	80,473	28,551	-23,161
9	Residential Medium site - higher density	25	£185,435	293,998	239,741	186,068	132,979	80,473	28,551	-23,161
10	Residential Medium site - low density	50	£457,407	657,770	546,648	436,719	327,983	220,440	114,090	8,932
11	Residential Medium site - medium density	50	£392,063	657,770	546,648	436,719	327,983	220,440	114,090	8,932
12	Residential Medium site - higher density	50	£370,871	657,770	654,119	650,433	646,713	642,958	639,168	635,345
13	Residential Large site - low density	100	£914,815	1,102,399	893,532	686,912	482,538	280,413	80,534	-119,013
14	Residential Large site - medium density	100	£784,127	1,102,399	893,532	686,912	482,538	280,413	80,534	-119,013
15	Residential Large site - high density	100	£741,742	1,102,399	893,532	686,912	482,538	280,413	80,534	-119,013
16	Residential Large site - low density	200	£1,829,630	1,795,893	1,413,624	1,035,475	661,447	291,539	-75,463	-443,046
17	Residential Large site - medium density	200	£1,568,254	1,795,893	1,413,624	1,035,475	661,447	291,539	-75,463	-443,046
18	Strategic scale site - low density	500	£5,488,889	-8,302,544	-9,374,002	-10,433,973	-11,482,457	-12,519,454	-13,544,964	-14,558,987
19	Strategic scale site - medium density	500	£4,704,762	-8,302,544	-9,374,002	-10,433,973	-11,482,457	-12,519,454	-13,544,964	-14,558,987
20	Strategic scale site - low density	750	£8,233,333	-10,841,086	-12,362,274	-13,897,143	-15,433,623	-16,953,305	-18,456,191	-19,942,281
21	Strategic scale site - medium density	750	£7,057,143	-10,841,086	-12,362,274	-13,897,143	-15,433,623	-16,953,305	-18,456,191	-19,942,281
22	Strategic scale site - medium density	1,500	£14,114,286	-16,099,813	-18,616,672	-21,200,329	-23,905,070	-26,757,178	-29,590,904	-32,393,101
23	Strategic scale site - medium density	3,300	£35,828,571	-24,858,317	-29,044,285	-33,414,743	-38,150,641	-43,625,979	-49,362,959	-55,036,399
24	Housing for Elderly (C3) - high density	40	£123,500	-1,795,519	-1,830,913	-1,866,306	-1,901,698	-1,937,091	-1,972,484	-2,007,878
25	Housing for Elderly (C3) - high density	60	£185,250	-2,723,868	-2,775,018	-2,826,167	-2,877,316	-2,928,465	-2,979,615	-3,030,764
26	Housing for Elderly (C2) extra care	70	£216,125	-3,624,417	-3,677,906	-3,731,394	-3,784,883	-3,838,371	-3,891,861	-3,945,349

Table 6.3.6: Appraisal results – 80% social rent, 20% shared ownership – private sales values of £2,698 per square metre

NORTH EAST LINCOLNSHIRE LOCAL PLAN — Sales value £2,698 psm — AH tenure — Rented 80% — SO 20% — Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) — £1,027,075 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£190,199	103,135	90,235	77,472	64,846	52,358	40,006	27,792
2	Residential Small site - medium density	5	£163,028	103,135	90,235	77,472	64,846	52,358	40,006	27,792
3	Residential Small site - higher density (flats)	5	£63,400	-144,208	-153,704	-163,087	-172,355	-181,508	-190,546	-199,471
4	Residential Small site - low density	10	£380,398	206,271	180,470	154,944	129,692	104,715	80,012	55,584
5	Residential Small site - medium density	10	£326,055	206,271	180,470	154,944	129,692	104,715	80,012	55,584
6	Residential Small site - higher density	10	£308,431	206,271	180,470	154,944	129,692	104,715	80,012	55,584
7	Residential Medium site - low density	25	£950,995	515,677	451,176	387,360	324,231	261,788	200,031	138,959
8	Residential Medium site - medium density	25	£815,139	515,677	451,176	387,360	324,231	261,788	200,031	138,959
9	Residential Medium site - higher density	25	£771,077	515,677	451,176	387,360	324,231	261,788	200,031	138,959
10	Residential Medium site - low density	50	£1,901,990	1,097,848	966,348	836,246	707,541	580,232	454,322	329,808
11	Residential Medium site - medium density	50	£1,630,277	1,097,848	966,348	836,246	707,541	580,232	454,322	329,808
12	Residential Medium site - higher density	50	£1,542,154	1,097,848	1,091,697	1,085,513	1,079,294	1,073,041	1,066,751	1,060,429
13	Residential Large site - low density	100	£3,803,980	1,961,229	1,714,426	1,470,249	1,228,697	989,771	751,548	515,882
14	Residential Large site - medium density	100	£3,260,555	1,961,229	1,714,426	1,470,249	1,228,697	989,771	751,548	515,882
15	Residential Large site - high density	100	£3,084,308	1,961,229	1,714,426	1,470,249	1,228,697	989,771	751,548	515,882
16	Residential Large site - low density	200	£7,607,961	3,439,011	2,984,337	2,534,505	2,089,517	1,646,314	1,207,344	773,258
17	Residential Large site - medium density	200	£6,521,109	3,439,011	2,984,337	2,534,505	2,089,517	1,646,314	1,207,344	773,258
18	Strategic scale site - low density	500	£22,823,883	-4,096,788	-5,341,423	-6,578,033	-7,819,234	-9,046,977	-10,261,263	-11,462,090
19	Strategic scale site - medium density	500	£19,563,328	-4,096,788	-5,341,423	-6,578,033	-7,819,234	-9,046,977	-10,261,263	-11,462,090
20	Strategic scale site - low density	750	£34,235,824	-5,051,871	-6,774,537	-8,504,603	-10,235,451	-11,978,269	-13,744,297	-15,498,891
21	Strategic scale site - medium density	750	£29,344,992	-5,051,871	-6,774,537	-8,504,603	-10,235,451	-11,978,269	-13,744,297	-15,498,891
22	Strategic scale site - medium density	1,500	£58,689,984	-6,864,914	-9,647,935	-12,441,905	-15,264,836	-18,146,786	-21,151,802	-24,369,787
23	Strategic scale site - medium density	3,300	£148,982,267	-9,913,067	-14,446,849	-19,010,746	-23,652,214	-28,450,190	-33,581,282	-39,508,789
24	Housing for Elderly (C3) - high density	40	£513,536	-1,608,746	-1,651,679	-1,694,613	-1,737,545	-1,780,479	-1,823,411	-1,866,345
25	Housing for Elderly (C3) - high density	60	£770,306	-2,445,778	-2,508,134	-2,570,491	-2,632,848	-2,695,204	-2,757,562	-2,819,918
26	Housing for Elderly (C2) extra care	70	£898,690	-3,323,842	-3,389,423	-3,455,004	-3,520,585	-3,586,166	-3,651,747	-3,717,329

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) — £500,000 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£92,593	103,135	90,235	77,472	64,846	52,358	40,006	27,792
2	Residential Small site - medium density	5	£79,365	103,135	90,235	77,472	64,846	52,358	40,006	27,792
3	Residential Small site - higher density (flats)	5	£30,864	-144,208	-153,704	-163,087	-172,355	-181,508	-190,546	-199,471
4	Residential Small site - low density	10	£185,185	206,271	180,470	154,944	129,692	104,715	80,012	55,584
5	Residential Small site - medium density	10	£158,730	206,271	180,470	154,944	129,692	104,715	80,012	55,584
6	Residential Small site - higher density	10	£150,150	206,271	180,470	154,944	129,692	104,715	80,012	55,584
7	Residential Medium site - low density	25	£462,963	515,677	451,176	387,360	324,231	261,788	200,031	138,959
8	Residential Medium site - medium density	25	£396,825	515,677	451,176	387,360	324,231	261,788	200,031	138,959
9	Residential Medium site - higher density	25	£375,375	515,677	451,176	387,360	324,231	261,788	200,031	138,959
10	Residential Medium site - low density	50	£925,926	1,097,848	966,348	836,246	707,541	580,232	454,322	329,808
11	Residential Medium site - medium density	50	£793,651	1,097,848	966,348	836,246	707,541	580,232	454,322	329,808
12	Residential Medium site - higher density	50	£750,751	1,097,848	1,091,697	1,085,513	1,079,294	1,073,041	1,066,751	1,060,429
13	Residential Large site - low density	100	£1,851,852	1,961,229	1,714,426	1,470,249	1,228,697	989,771	751,548	515,882
14	Residential Large site - medium density	100	£1,587,302	1,961,229	1,714,426	1,470,249	1,228,697	989,771	751,548	515,882
15	Residential Large site - high density	100	£1,501,502	1,961,229	1,714,426	1,470,249	1,228,697	989,771	751,548	515,882
16	Residential Large site - low density	200	£3,703,704	3,439,011	2,984,337	2,534,505	2,089,517	1,646,314	1,207,344	773,258
17	Residential Large site - medium density	200	£3,174,603	3,439,011	2,984,337	2,534,505	2,089,517	1,646,314	1,207,344	773,258
18	Strategic scale site - low density	500	£11,111,111	-4,096,788	-5,341,423	-6,578,033	-7,819,234	-9,046,977	-10,261,263	-11,462,090
19	Strategic scale site - medium density	500	£9,523,810	-4,096,788	-5,341,423	-6,578,033	-7,819,234	-9,046,977	-10,261,263	-11,462,090
20	Strategic scale site - low density	750	£16,666,667	-5,051,871	-6,774,537	-8,504,603	-10,235,451	-11,978,269	-13,744,297	-15,498,891
21	Strategic scale site - medium density	750	£14,285,714	-5,051,871	-6,774,537	-8,504,603	-10,235,451	-11,978,269	-13,744,297	-15,498,891
22	Strategic scale site - medium density	1,500	£28,571,429	-6,864,914	-9,647,935	-12,441,905	-15,264,836	-18,146,786	-21,151,802	-24,369,787
23	Strategic scale site - medium density	3,300	£72,527,473	-9,913,067	-14,446,849	-19,010,746	-23,652,214	-28,450,190	-33,581,282	-39,508,789
24	Housing for Elderly (C3) - high density	40	£249,999	-1,608,746	-1,651,679	-1,694,613	-1,737,545	-1,780,479	-1,823,411	-1,866,345
25	Housing for Elderly (C3) - high density	60	£375,000	-2,445,778	-2,508,134	-2,570,491	-2,632,848	-2,695,204	-2,757,562	-2,819,918
26	Housing for Elderly (C2) extra care	70	£437,500	-3,323,842	-3,389,423	-3,455,004	-3,520,585	-3,586,166	-3,651,747	-3,717,329

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) — £370,000 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£68,519	103,135	90,235	77,472	64,846	52,358	40,006	27,792
2	Residential Small site - medium density	5	£58,730	103,135	90,235	77,472	64,846	52,358	40,006	27,792
3	Residential Small site - higher density (flats)	5	£22,840	-144,208	-153,704	-163,087	-172,355	-181,508	-190,546	-199,471
4	Residential Small site - low density	10	£137,037	206,271	180,470	154,944	129,692	104,715	80,012	55,584
5	Residential Small site - medium density	10	£117,460	206,271	180,470	154,944	129,692	104,715	80,012	55,584
6	Residential Small site - higher density	10	£111,111	206,271	180,470	154,944	129,692	104,715	80,012	55,584
7	Residential Medium site - low density	25	£342,593	515,677	451,176	387,360	324,231	261,788	200,031	138,959
8	Residential Medium site - medium density	25	£293,651	515,677	451,176	387,360	324,231	261,788	200,031	138,959
9	Residential Medium site - higher density	25	£277,778	515,677	451,176	387,360	324,231	261,788	200,031	138,959
10	Residential Medium site - low density	50	£685,185	1,097,848	966,348	836,246	707,541	580,232	454,322	329,808
11	Residential Medium site - medium density	50	£587,302	1,097,848	966,348	836,246	707,541	580,232	454,322	329,808
12	Residential Medium site - higher density	50	£555,556	1,097,848	1,091,697	1,085,513	1,079,294	1,073,041	1,066,751	1,060,429
13	Residential Large site - low density	100	£1,370,370	1,961,229	1,714,426	1,470,249	1,228,697	989,771	751,548	515,882
14	Residential Large site - medium density	100	£1,174,603	1,961,229	1,714,426	1,470,249	1,228,697	989,771	751,548	515,882
15	Residential Large site - high density	100	£1,111,111	1,961,229	1,714,426	1,470,249	1,228,697	989,771	751,548	515,882
16	Residential Large site - low density	200	£2,740,741	3,439,011	2,984,337	2,534,505	2,089,517	1,646,314	1,207,344	773,258
17	Residential Large site - medium density	200	£2,349,206	3,439,011	2,984,337	2,534,505	2,089,517	1,646,314	1,207,344	773,258
18	Strategic scale site - low density	500	£8,222,222	-4,096,788	-5,341,423	-6,578,033	-7,819,234	-9,046,977	-10,261,263	-11,462,090
19	Strategic scale site - medium density	500	£7,047,619	-4,096,788	-5,341,423	-6,578,033	-7,819,234	-9,046,977	-10,261,263	-11,462,090
20	Strategic scale site - low density	750	£12,333,333	-5,051,871	-6,774,537	-8,504,603	-10,235,451	-11,978,269	-13,744,297	-15,498,891
21	Strategic scale site - medium density	750	£10,571,429	-5,051,871	-6,774,537	-8,504,603	-10,235,451	-11,978,269	-13,744,297	-15,498,891
22	Strategic scale site - medium density	1,500	£21,142,857	-6,864,914	-9,647,935	-12,441,905	-15,264,836	-18,146,786	-21,151,802	-24,369,787
23	Strategic scale site - medium density	3,300	£53,670,330	-9,913,067	-14,446,849	-19,010,746	-23,652,214	-28,450,190	-33,581,282	-39,508,789
24	Housing for Elderly (C3) - high density	40	£185,000	-1,608,746	-1,651,679	-1,694,613	-1,737,545	-1,780,479	-1,823,411	-1,866,345
25	Housing for Elderly (C3) - high density	60	£277,500	-2,445,778	-2,508,134	-2,570,491	-2,632,848	-2,695,204	-2,757,562	-2,819,918
26	Housing for Elderly (C2) extra care	70	£323,750	-3,323,842	-3,389,423	-3,455,004	-3,520,585	-3,586,166	-3,651,747	-3,717,329

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) — £247,000 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£45,741	103,135	90,235	77,472	64,846	52,358	40,006	27,792
2	Residential Small site - medium density	5	£39,206	103,135	90,235	77,472	64,846	52,358	40,006	27,792
3	Residential Small site - higher density (flats)	5	£15,247	-144,208	-153,704	-163,087	-172,355	-181,508	-190,546	-199,471
4	Residential Small site - low density	10	£91,481	206,271	180,470	154,944	129,692	104,715	80,012	55,584
5	Residential Small site - medium density	10	£78,413	206,271	180,470	154,944	129,692	104,715	80,012	55,584
6	Residential Small site - higher density	10	£74,174	206,271	180,470	154,944	129,692	104,715	80,012	55,584
7	Residential Medium site - low density	25	£228,704	515,677	451,176	387,360	324,231	261,788	200,031	138,959
8	Residential Medium site - medium density	25	£196,032	515,677	451,176	387,360	324,231	261,788	200,031	138,959
9	Residential Medium site - higher density	25	£185,435	515,677	451,176	387,360	324,231	261,788	200,031	138,959
10	Residential Medium site - low density	50	£457,407	1,097,848	966,348	836,246	707,541	580,232	454,322	329,808
11	Residential Medium site - medium density	50	£392,063	1,097,848	966,348	836,246	707,541	580,232	454,322	329,808
12	Residential Medium site - higher density	50	£370,871	1,097,848	1,091,697	1,085,513	1,079,294	1,073,041	1,066,751	1,060,429
13	Residential Large site - low density	100	£914,815	1,961,229	1,714,426	1,470,249	1,228,697	989,771	751,548	515,882
14	Residential Large site - medium density	100	£784,127	1,961,229	1,714,426	1,470,249	1,228,697	989,771	751,548	515,882
15	Residential Large site - high density	100	£741,742	1,961,229	1,714,426	1,470,249	1,228,697	989,771	751,548	515,882
16	Residential Large site - low density	200	£1,829,630	3,439,011	2,984,337	2,534,505	2,089,517	1,646,314	1,207,344	773,258
17	Residential Large site - medium density	200	£1,568,254	3,439,011	2,984,337	2,534,505	2,089,517	1,646,314	1,207,344	773,258
18	Strategic scale site - low density	500	£5,488,889	-4,096,788	-5,341,423	-6,578,033	-7,819,234	-9,046,977	-10,261,263	-11,462,090
19	Strategic scale site - medium density	500	£4,704,762	-4,096,788	-5,341,423	-6,578,033	-7,819,234	-9,046,977	-10,261,263	-11,462,090
20	Strategic scale site - low density	750	£8,233,333	-5,051,871	-6,774,537	-8,504,603	-10,235,451	-11,978,269	-13,744,297	-15,498,891
21	Strategic scale site - medium density	750	£7,057,143	-5,051,871	-6,774,537	-8,504,603	-10,235,451	-11,978,269	-13,744,297	-15,498,891
22	Strategic scale site - medium density	1,500	£14,114,286	-6,864,914	-9,647,935	-12,441,905	-15,264,836	-18,146,786	-21,151,802	-24,369,787
23	Strategic scale site - medium density	3,300	£35,828,571	-9,913,067	-14,446,849	-19,010,746	-23,652,214	-28,450,190	-33,581,282	-39,508,789
24	Housing for Elderly (C3) - high density	40	£123,500	-1,608,746	-1,651,679	-1,694,613	-1,737,545	-1,780,479	-1,823,411	-1,866,345
25	Housing for Elderly (C3) - high density	60	£185,250	-2,445,778	-2,508,134	-2,570,491	-2,632,848	-2,695,204	-2,757,562	-2,819,918
26	Housing for Elderly (C2) extra care	70	£216,125	-3,323,842	-3,389,423	-3,455,004	-3,520,585	-3,586,166	-3,651,747	-3,717,329

Table 6.3.7: Appraisal results – 80% social rent, 20% shared ownership – private sales values of £2,832 per square metre

NORTH EAST LINCOLNSHIRE LOCAL PLAN — Sales value £2,832 psm — AH tenure — Rented 80% — SO 20% — Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) — £1,027,075 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£190,199	147,471	132,522	117,730	103,096	88,620	74,302	60,142
2	Residential Small site - medium density	5	£163,028	147,471	132,522	117,730	103,096	88,620	74,302	60,142
3	Residential Small site - higher density (flats)	5	£63,400	- 105,907	- 117,173	- 128,308	- 139,310	- 150,180	- 160,918	- 171,524
4	Residential Small site - low density	10	£380,398	294,943	265,044	235,460	206,193	177,240	148,604	120,283
5	Residential Small site - medium density	10	£326,055	294,943	265,044	235,460	206,193	177,240	148,604	120,283
6	Residential Small site - higher density	10	£308,431	294,943	265,044	235,460	206,193	177,240	148,604	120,283
7	Residential Medium site - low density	25	£950,995	737,355	662,609	588,651	515,482	443,102	371,510	300,708
8	Residential Medium site - medium density	25	£815,139	737,355	662,609	588,651	515,482	443,102	371,510	300,708
9	Residential Medium site - higher density	25	£771,077	737,355	662,609	588,651	515,482	443,102	371,510	300,708
10	Residential Medium site - low density	50	£1,901,990	1,537,925	1,386,048	1,235,772	1,087,099	940,025	794,554	650,683
11	Residential Medium site - medium density	50	£1,630,277	1,537,925	1,386,048	1,235,772	1,087,099	940,025	794,554	650,683
12	Residential Medium site - higher density	50	£1,542,154	1,537,925	1,529,276	1,520,592	1,511,875	1,503,122	1,494,334	1,485,513
13	Residential Large site - low density	100	£3,803,980	2,815,635	2,529,364	2,246,114	1,965,886	1,688,679	1,414,493	1,143,327
14	Residential Large site - medium density	100	£3,260,555	2,815,635	2,529,364	2,246,114	1,965,886	1,688,679	1,414,493	1,143,327
15	Residential Large site - high density	100	£3,084,308	2,815,635	2,529,364	2,246,114	1,965,886	1,688,679	1,414,493	1,143,327
16	Residential Large site - low density	200	£7,607,961	5,069,670	4,539,853	4,015,633	3,497,007	2,983,977	2,476,541	1,974,701
17	Residential Large site - medium density	200	£6,521,109	5,069,670	4,539,853	4,015,633	3,497,007	2,983,977	2,476,541	1,974,701
18	Strategic scale site - low density	500	£22,823,883	37,066	- 1,379,344	- 2,783,740	- 4,191,313	- 5,583,736	- 6,977,562	- 8,365,194
19	Strategic scale site - medium density	500	£19,563,328	37,066	- 1,379,344	- 2,783,740	- 4,191,313	- 5,583,736	- 6,977,562	- 8,365,194
20	Strategic scale site - low density	750	£34,235,824	583,280	- 1,362,649	- 3,303,881	- 5,241,616	- 7,173,642	- 9,112,029	- 11,068,841
21	Strategic scale site - medium density	750	£29,344,992	583,280	- 1,362,649	- 3,303,881	- 5,241,616	- 7,173,642	- 9,112,029	- 11,068,841
22	Strategic scale site - medium density	1,500	£58,689,984	1,986,736	- 1,093,226	- 4,196,037	- 7,298,468	- 10,409,782	- 13,551,680	- 16,765,442
23	Strategic scale site - medium density	3,300	£148,982,267	4,290,775	- 688,037	- 5,723,548	- 10,757,045	- 15,822,189	- 20,964,017	- 26,282,489
24	Housing for Elderly (C3) - high density	40	£513,536	1,421,972	- 1,472,445	- 1,522,919	- 1,573,392	- 1,623,866	- 1,674,339	- 1,724,812
25	Housing for Elderly (C3) - high density	60	£770,306	- 2,167,688	- 2,241,251	- 2,314,816	- 2,388,380	- 2,461,943	- 2,535,508	- 2,609,072
26	Housing for Elderly (C2) extra care	70	£898,690	- 3,023,267	- 3,100,941	- 3,178,615	- 3,256,288	- 3,333,962	- 3,411,635	- 3,489,309

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) — £500,000 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£92,593	147,471	132,522	117,730	103,096	88,620	74,302	60,142
2	Residential Small site - medium density	5	£79,365	147,471	132,522	117,730	103,096	88,620	74,302	60,142
3	Residential Small site - higher density (flats)	5	£30,864	- 105,907	- 117,173	- 128,308	- 139,310	- 150,180	- 160,918	- 171,524
4	Residential Small site - low density	10	£185,185	294,943	265,044	235,460	206,193	177,240	148,604	120,283
5	Residential Small site - medium density	10	£158,730	294,943	265,044	235,460	206,193	177,240	148,604	120,283
6	Residential Small site - higher density	10	£150,150	294,943	265,044	235,460	206,193	177,240	148,604	120,283
7	Residential Medium site - low density	25	£462,963	737,355	662,609	588,651	515,482	443,102	371,510	300,708
8	Residential Medium site - medium density	25	£396,825	737,355	662,609	588,651	515,482	443,102	371,510	300,708
9	Residential Medium site - higher density	25	£375,375	737,355	662,609	588,651	515,482	443,102	371,510	300,708
10	Residential Medium site - low density	50	£925,926	1,537,925	1,386,048	1,235,772	1,087,099	940,025	794,554	650,683
11	Residential Medium site - medium density	50	£793,651	1,537,925	1,386,048	1,235,772	1,087,099	940,025	794,554	650,683
12	Residential Medium site - higher density	50	£750,751	1,537,925	1,529,276	1,520,592	1,511,875	1,503,122	1,494,334	1,485,513
13	Residential Large site - low density	100	£1,851,852	2,815,635	2,529,364	2,246,114	1,965,886	1,688,679	1,414,493	1,143,327
14	Residential Large site - medium density	100	£1,587,302	2,815,635	2,529,364	2,246,114	1,965,886	1,688,679	1,414,493	1,143,327
15	Residential Large site - high density	100	£1,501,502	2,815,635	2,529,364	2,246,114	1,965,886	1,688,679	1,414,493	1,143,327
16	Residential Large site - low density	200	£3,703,704	5,069,670	4,539,853	4,015,633	3,497,007	2,983,977	2,476,541	1,974,701
17	Residential Large site - medium density	200	£3,174,603	5,069,670	4,539,853	4,015,633	3,497,007	2,983,977	2,476,541	1,974,701
18	Strategic scale site - low density	500	£11,111,111	37,066	- 1,379,344	- 2,783,740	- 4,191,313	- 5,583,736	- 6,977,562	- 8,365,194
19	Strategic scale site - medium density	500	£9,523,810	37,066	- 1,379,344	- 2,783,740	- 4,191,313	- 5,583,736	- 6,977,562	- 8,365,194
20	Strategic scale site - low density	750	£16,666,667	583,280	- 1,362,649	- 3,303,881	- 5,241,616	- 7,173,642	- 9,112,029	- 11,068,841
21	Strategic scale site - medium density	750	£14,285,714	583,280	- 1,362,649	- 3,303,881	- 5,241,616	- 7,173,642	- 9,112,029	- 11,068,841
22	Strategic scale site - medium density	1,500	£28,571,429	1,986,736	- 1,093,226	- 4,196,037	- 7,298,468	- 10,409,782	- 13,551,680	- 16,765,442
23	Strategic scale site - medium density	3,300	£72,527,473	4,290,775	- 688,037	- 5,723,548	- 10,757,045	- 15,822,189	- 20,964,017	- 26,282,489
24	Housing for Elderly (C3) - high density	40	£249,999	- 1,421,972	- 1,472,445	- 1,522,919	- 1,573,392	- 1,623,866	- 1,674,339	- 1,724,812
25	Housing for Elderly (C3) - high density	60	£375,000	- 2,167,688	- 2,241,251	- 2,314,816	- 2,388,380	- 2,461,943	- 2,535,508	- 2,609,072
26	Housing for Elderly (C2) extra care	70	£437,500	- 3,023,267	- 3,100,941	- 3,178,615	- 3,256,288	- 3,333,962	- 3,411,635	- 3,489,309

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) — £370,000 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£68,519	147,471	132,522	117,730	103,096	88,620	74,302	60,142
2	Residential Small site - medium density	5	£58,730	147,471	132,522	117,730	103,096	88,620	74,302	60,142
3	Residential Small site - higher density (flats)	5	£22,840	- 105,907	- 117,173	- 128,308	- 139,310	- 150,180	- 160,918	- 171,524
4	Residential Small site - low density	10	£137,037	294,943	265,044	235,460	206,193	177,240	148,604	120,283
5	Residential Small site - medium density	10	£117,460	294,943	265,044	235,460	206,193	177,240	148,604	120,283
6	Residential Small site - higher density	10	£111,111	294,943	265,044	235,460	206,193	177,240	148,604	120,283
7	Residential Medium site - low density	25	£342,593	737,355	662,609	588,651	515,482	443,102	371,510	300,708
8	Residential Medium site - medium density	25	£293,651	737,355	662,609	588,651	515,482	443,102	371,510	300,708
9	Residential Medium site - higher density	25	£277,778	737,355	662,609	588,651	515,482	443,102	371,510	300,708
10	Residential Medium site - low density	50	£685,185	1,537,925	1,386,048	1,235,772	1,087,099	940,025	794,554	650,683
11	Residential Medium site - medium density	50	£587,302	1,537,925	1,386,048	1,235,772	1,087,099	940,025	794,554	650,683
12	Residential Medium site - higher density	50	£555,556	1,537,925	1,529,276	1,520,592	1,511,875	1,503,122	1,494,334	1,485,513
13	Residential Large site - low density	100	£1,370,370	2,815,635	2,529,364	2,246,114	1,965,886	1,688,679	1,414,493	1,143,327
14	Residential Large site - medium density	100	£1,174,603	2,815,635	2,529,364	2,246,114	1,965,886	1,688,679	1,414,493	1,143,327
15	Residential Large site - high density	100	£1,111,111	2,815,635	2,529,364	2,246,114	1,965,886	1,688,679	1,414,493	1,143,327
16	Residential Large site - low density	200	£2,740,741	5,069,670	4,539,853	4,015,633	3,497,007	2,983,977	2,476,541	1,974,701
17	Residential Large site - medium density	200	£2,349,206	5,069,670	4,539,853	4,015,633	3,497,007	2,983,977	2,476,541	1,974,701
18	Strategic scale site - low density	500	£8,222,222	37,066	- 1,379,344	- 2,783,740	- 4,191,313	- 5,583,736	- 6,977,562	- 8,365,194
19	Strategic scale site - medium density	500	£7,047,619	37,066	- 1,379,344	- 2,783,740	- 4,191,313	- 5,583,736	- 6,977,562	- 8,365,194
20	Strategic scale site - low density	750	£12,333,333	583,280	- 1,362,649	- 3,303,881	- 5,241,616	- 7,173,642	- 9,112,029	- 11,068,841
21	Strategic scale site - medium density	750	£10,571,429	583,280	- 1,362,649	- 3,303,881	- 5,241,616	- 7,173,642	- 9,112,029	- 11,068,841
22	Strategic scale site - medium density	1,500	£21,142,857	1,986,736	- 1,093,226	- 4,196,037	- 7,298,468	- 10,409,782	- 13,551,680	- 16,765,442
23	Strategic scale site - medium density	3,300	£53,670,330	4,290,775	- 688,037	- 5,723,548	- 10,757,045	- 15,822,189	- 20,964,017	- 26,282,489
24	Housing for Elderly (C3) - high density	40	£185,000	- 1,421,972	- 1,472,445	- 1,522,919	- 1,573,392	- 1,623,866	- 1,674,339	- 1,724,812
25	Housing for Elderly (C3) - high density	60	£277,500	- 2,167,688	- 2,241,251	- 2,314,816	- 2,388,380	- 2,461,943	- 2,535,508	- 2,609,072
26	Housing for Elderly (C2) extra care	70	£323,750	- 3,023,267	- 3,100,941	- 3,178,615	- 3,256,288	- 3,333,962	- 3,411,635	- 3,489,309

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) — £247,000 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£45,741	147,471	132,522	117,730	103,096	88,620	74,302	60,142
2	Residential Small site - medium density	5	£39,206	147,471	132,522	117,730	103,096	88,620	74,302	60,142
3	Residential Small site - higher density (flats)	5	£15,247	- 105,907	- 117,173	- 128,308	- 139,310	- 150,180	- 160,918	- 171,524
4	Residential Small site - low density	10	£91,481	294,943	265,044	235,460	206,193	177,240	148,604	120,283
5	Residential Small site - medium density	10	£78,413	294,943	265,044	235,460	206,193	177,240	148,604	120,283
6	Residential Small site - higher density	10	£74,174	294,943	265,044	235,460	206,193	177,240	148,604	120,283
7	Residential Medium site - low density	25	£228,704	737,355	662,609	588,651	515,482	443,102	371,510	300,708
8	Residential Medium site - medium density	25	£196,032	737,355	662,609	588,651	515,482	443,102	371,510	300,708
9	Residential Medium site - higher density	25	£185,435	737,355	662,609	588,651	515,482	443,102	371,510	300,708
10	Residential Medium site - low density	50	£457,407	1,537,925	1,386,048	1,235,772	1,087,099	940,025	794,554	650,683
11	Residential Medium site - medium density	50	£392,063	1,537,925	1,386,048	1,235,772	1,087,099	940,025	794,554	650,683
12	Residential Medium site - higher density	50	£370,871	1,537,925	1,529,276	1,520,592	1,511,875	1,503,122	1,494,334	1,485,513
13	Residential Large site - low density	100	£914,815	2,815,635	2,529,364	2,246,114	1,965,886	1,688,679	1,414,493	1,143,327
14	Residential Large site - medium density	100	£784,127	2,815,635	2,529,364	2,246,114	1,965,886	1,688,679	1,414,493	1,143,327
15	Residential Large site - high density	100	£741,742	2,815,635	2,529,364	2,246,114	1,965,886	1,688,679	1,414,493	1,143,327
16	Residential Large site - low density	200	£1,829,630	5,069,670	4,539,853	4,015,633	3,497,007	2,983,977	2,476,541	1,974,701
17	Residential Large site - medium density	200	£1,568,254	5,069,670	4,539,853	4,015,633	3,497,007	2,983,977	2,476,541	1,974,701
18	Strategic scale site - low density	500	£5,488,889	37,066	- 1,379,344	- 2,783,740	- 4,191,313	- 5,583,736	- 6,977,562	- 8,365,194
19	Strategic scale site - medium density	500	£4,704,762	37,066	- 1,379,344	- 2,783,740	- 4,191,313	- 5,583,736	- 6,977,562	- 8,365,194
20	Strategic scale site - low density	750	£8,233,333	583,280	- 1,362,649	- 3,303,881	- 5,241,616	- 7,173,642	- 9,112,029	- 11,068,841
21	Strategic scale site - medium density	750	£7,057,143	583,280	- 1,362,649	- 3,303,881	- 5,241,616	- 7,173,642	- 9,112,029	- 11,068,841
22	Strategic scale site - medium density	1,500	£14,114,286	1,986,736	- 1,093,226	- 4,196,037	- 7,298,468	- 10,409,782	- 13,551,680	- 16,765,442
23	Strategic scale site - medium density	3,300	£35,828,571	4,290,775	- 688,037	- 5,723,548	- 10,757,045	- 15,822,189	- 20,964,017	- 26,282,489
24	Housing for Elderly (C3) - high density	40	£123,500	- 1,421,972	- 1,472,445	- 1,522,919	- 1,573,392	- 1,623,866	- 1,674,339	- 1,724,812
25	Housing for Elderly (C3) - high density	60	£185,250	- 2,167,688	- 2,241,251	- 2,314,816	- 2,388,380	- 2,461,943	- 2,535,508	- 2,609,072
26	Housing for Elderly (C2) extra care	70	£216,125	- 3,023,267	- 3,100,941	- 3,178,615	- 3,256,288	- 3,333,962	- 3,411,635	- 3,489,309

Table 6.3.8: Appraisal results – 80% social rent, 20% shared ownership – private sales values of £2,966 per square metre

NORTH EAST LINCOLNSHIRE LOCAL PLAN — Sales value £2,966 psm — AH tenure — Rented 80% — SO 20% — Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) — £1,027,075 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£190,199	191,806	174,809	157,989	141,347	124,883	108,598	92,491
2	Residential Small site - medium density	5	£163,028	191,806	174,809	157,989	141,347	124,883	108,598	92,491
3	Residential Small site - higher density (flats)	5	£63,400	-67,604	-80,641	-93,528	-106,266	-118,852	-131,290	-143,577
4	Residential Small site - low density	10	£380,398	383,614	349,617	315,977	282,693	249,767	217,196	184,982
5	Residential Small site - medium density	10	£326,055	383,614	349,617	315,977	282,693	249,767	217,196	184,982
6	Residential Small site - higher density	10	£308,431	383,614	349,617	315,977	282,693	249,767	217,196	184,982
7	Residential Medium site - low density	25	£950,995	959,034	874,043	789,943	706,734	624,416	542,990	462,456
8	Residential Medium site - medium density	25	£815,139	959,034	874,043	789,943	706,734	624,416	542,990	462,456
9	Residential Medium site - higher density	25	£771,077	959,034	874,043	789,943	706,734	624,416	542,990	462,456
10	Residential Medium site - low density	50	£1,901,990	1,978,003	1,805,748	1,635,299	1,466,656	1,299,818	1,134,785	971,559
11	Residential Medium site - medium density	50	£1,630,277	1,978,003	1,805,748	1,635,299	1,466,656	1,299,818	1,134,785	971,559
12	Residential Medium site - higher density	50	£1,542,154	1,978,003	1,966,855	1,955,672	1,944,456	1,933,204	1,921,917	1,910,596
13	Residential Large site - low density	100	£3,803,980	3,670,041	3,344,302	3,021,981	2,703,076	2,387,586	2,075,515	1,766,859
14	Residential Large site - medium density	100	£3,260,555	3,670,041	3,344,302	3,021,981	2,703,076	2,387,586	2,075,515	1,766,859
15	Residential Large site - high density	100	£3,084,308	3,670,041	3,344,302	3,021,981	2,703,076	2,387,586	2,075,515	1,766,859
16	Residential Large site - low density	200	£7,607,961	6,700,329	6,095,370	5,496,760	4,904,497	4,318,582	3,739,014	3,165,795
17	Residential Large site - medium density	200	£6,521,109	6,700,329	6,095,370	5,496,760	4,904,497	4,318,582	3,739,014	3,165,795
18	Strategic scale site - low density	500	£22,823,883	4,062,228	2,497,881	934,346	-624,002	-2,180,792	-3,734,184	-5,279,862
19	Strategic scale site - medium density	500	£19,563,328	4,062,228	2,497,881	934,346	-624,002	-2,180,792	-3,734,184	-5,279,862
20	Strategic scale site - low density	750	£34,235,824	6,043,751	3,895,292	1,754,202	-370,181	-2,519,826	-4,656,788	-6,793,942
21	Strategic scale site - medium density	750	£29,344,992	6,043,751	3,895,292	1,754,202	-370,181	-2,519,826	-4,656,788	-6,793,942
22	Strategic scale site - medium density	1,500	£58,689,984	10,551,354	7,137,443	3,738,579	362,233	-3,050,399	-6,465,818	-9,897,003
23	Strategic scale site - medium density	3,300	£148,982,267	18,024,561	12,494,816	7,001,647	1,535,613	-3,976,724	-9,515,566	-15,090,300
24	Housing for Elderly (C3) - high density	40	£513,536	-1,235,198	-1,293,212	-1,351,226	-1,409,239	-1,467,253	-1,525,266	-1,583,281
25	Housing for Elderly (C3) - high density	60	£770,306	-1,889,596	-1,974,368	-2,059,139	-2,143,911	-2,228,683	-2,313,454	-2,398,226
26	Housing for Elderly (C2) extra care	70	£898,690	-2,722,693	-2,812,458	-2,902,225	-2,991,991	-3,081,757	-3,171,523	-3,261,289

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) — £500,000 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£92,593	191,806	174,809	157,989	141,347	124,883	108,598	92,491
2	Residential Small site - medium density	5	£79,365	191,806	174,809	157,989	141,347	124,883	108,598	92,491
3	Residential Small site - higher density (flats)	5	£30,864	-67,604	-80,641	-93,528	-106,266	-118,852	-131,290	-143,577
4	Residential Small site - low density	10	£185,185	383,614	349,617	315,977	282,693	249,767	217,196	184,982
5	Residential Small site - medium density	10	£158,730	383,614	349,617	315,977	282,693	249,767	217,196	184,982
6	Residential Small site - higher density	10	£150,150	383,614	349,617	315,977	282,693	249,767	217,196	184,982
7	Residential Medium site - low density	25	£462,963	959,034	874,043	789,943	706,734	624,416	542,990	462,456
8	Residential Medium site - medium density	25	£396,825	959,034	874,043	789,943	706,734	624,416	542,990	462,456
9	Residential Medium site - higher density	25	£375,375	959,034	874,043	789,943	706,734	624,416	542,990	462,456
10	Residential Medium site - low density	50	£925,926	1,978,003	1,805,748	1,635,299	1,466,656	1,299,818	1,134,785	971,559
11	Residential Medium site - medium density	50	£793,651	1,978,003	1,805,748	1,635,299	1,466,656	1,299,818	1,134,785	971,559
12	Residential Medium site - higher density	50	£750,751	1,978,003	1,966,855	1,955,672	1,944,456	1,933,204	1,921,917	1,910,596
13	Residential Large site - low density	100	£1,851,852	3,670,041	3,344,302	3,021,981	2,703,076	2,387,586	2,075,515	1,766,859
14	Residential Large site - medium density	100	£1,587,302	3,670,041	3,344,302	3,021,981	2,703,076	2,387,586	2,075,515	1,766,859
15	Residential Large site - high density	100	£1,501,502	3,670,041	3,344,302	3,021,981	2,703,076	2,387,586	2,075,515	1,766,859
16	Residential Large site - low density	200	£3,703,704	6,700,329	6,095,370	5,496,760	4,904,497	4,318,582	3,739,014	3,165,795
17	Residential Large site - medium density	200	£3,174,603	6,700,329	6,095,370	5,496,760	4,904,497	4,318,582	3,739,014	3,165,795
18	Strategic scale site - low density	500	£11,111,111	4,062,228	2,497,881	934,346	-624,002	-2,180,792	-3,734,184	-5,279,862
19	Strategic scale site - medium density	500	£9,523,810	4,062,228	2,497,881	934,346	-624,002	-2,180,792	-3,734,184	-5,279,862
20	Strategic scale site - low density	750	£16,666,667	6,043,751	3,895,292	1,754,202	-370,181	-2,519,826	-4,656,788	-6,793,942
21	Strategic scale site - medium density	750	£14,285,714	6,043,751	3,895,292	1,754,202	-370,181	-2,519,826	-4,656,788	-6,793,942
22	Strategic scale site - medium density	1,500	£28,571,429	10,551,354	7,137,443	3,738,579	362,233	-3,050,399	-6,465,818	-9,897,003
23	Strategic scale site - medium density	3,300	£72,527,473	18,024,561	12,494,816	7,001,647	1,535,613	-3,976,724	-9,515,566	-15,090,300
24	Housing for Elderly (C3) - high density	40	£249,999	-1,235,198	-1,293,212	-1,351,226	-1,409,239	-1,467,253	-1,525,266	-1,583,281
25	Housing for Elderly (C3) - high density	60	£375,000	-1,889,596	-1,974,368	-2,059,139	-2,143,911	-2,228,683	-2,313,454	-2,398,226
26	Housing for Elderly (C2) extra care	70	£437,500	-2,722,693	-2,812,458	-2,902,225	-2,991,991	-3,081,757	-3,171,523	-3,261,289

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) — £370,000 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£68,519	191,806	174,809	157,989	141,347	124,883	108,598	92,491
2	Residential Small site - medium density	5	£58,730	191,806	174,809	157,989	141,347	124,883	108,598	92,491
3	Residential Small site - higher density (flats)	5	£22,840	-67,604	-80,641	-93,528	-106,266	-118,852	-131,290	-143,577
4	Residential Small site - low density	10	£137,037	383,614	349,617	315,977	282,693	249,767	217,196	184,982
5	Residential Small site - medium density	10	£117,460	383,614	349,617	315,977	282,693	249,767	217,196	184,982
6	Residential Small site - higher density	10	£111,111	383,614	349,617	315,977	282,693	249,767	217,196	184,982
7	Residential Medium site - low density	25	£342,593	959,034	874,043	789,943	706,734	624,416	542,990	462,456
8	Residential Medium site - medium density	25	£293,651	959,034	874,043	789,943	706,734	624,416	542,990	462,456
9	Residential Medium site - higher density	25	£277,778	959,034	874,043	789,943	706,734	624,416	542,990	462,456
10	Residential Medium site - low density	50	£685,185	1,978,003	1,805,748	1,635,299	1,466,656	1,299,818	1,134,785	971,559
11	Residential Medium site - medium density	50	£587,302	1,978,003	1,805,748	1,635,299	1,466,656	1,299,818	1,134,785	971,559
12	Residential Medium site - higher density	50	£555,556	1,978,003	1,966,855	1,955,672	1,944,456	1,933,204	1,921,917	1,910,596
13	Residential Large site - low density	100	£1,370,370	3,670,041	3,344,302	3,021,981	2,703,076	2,387,586	2,075,515	1,766,859
14	Residential Large site - medium density	100	£1,174,603	3,670,041	3,344,302	3,021,981	2,703,076	2,387,586	2,075,515	1,766,859
15	Residential Large site - high density	100	£1,111,111	3,670,041	3,344,302	3,021,981	2,703,076	2,387,586	2,075,515	1,766,859
16	Residential Large site - low density	200	£2,740,741	6,700,329	6,095,370	5,496,760	4,904,497	4,318,582	3,739,014	3,165,795
17	Residential Large site - medium density	200	£2,349,206	6,700,329	6,095,370	5,496,760	4,904,497	4,318,582	3,739,014	3,165,795
18	Strategic scale site - low density	500	£8,222,222	4,062,228	2,497,881	934,346	-624,002	-2,180,792	-3,734,184	-5,279,862
19	Strategic scale site - medium density	500	£7,047,619	4,062,228	2,497,881	934,346	-624,002	-2,180,792	-3,734,184	-5,279,862
20	Strategic scale site - low density	750	£12,333,333	6,043,751	3,895,292	1,754,202	-370,181	-2,519,826	-4,656,788	-6,793,942
21	Strategic scale site - medium density	750	£10,571,429	6,043,751	3,895,292	1,754,202	-370,181	-2,519,826	-4,656,788	-6,793,942
22	Strategic scale site - medium density	1,500	£21,142,857	10,551,354	7,137,443	3,738,579	362,233	-3,050,399	-6,465,818	-9,897,003
23	Strategic scale site - medium density	3,300	£53,670,330	18,024,561	12,494,816	7,001,647	1,535,613	-3,976,724	-9,515,566	-15,090,300
24	Housing for Elderly (C3) - high density	40	£185,000	-1,235,198	-1,293,212	-1,351,226	-1,409,239	-1,467,253	-1,525,266	-1,583,281
25	Housing for Elderly (C3) - high density	60	£277,500	-1,889,596	-1,974,368	-2,059,139	-2,143,911	-2,228,683	-2,313,454	-2,398,226
26	Housing for Elderly (C2) extra care	70	£323,750	-2,722,693	-2,812,458	-2,902,225	-2,991,991	-3,081,757	-3,171,523	-3,261,289

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) — £247,000 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£45,741	191,806	174,809	157,989	141,347	124,883	108,598	92,491
2	Residential Small site - medium density	5	£39,206	191,806	174,809	157,989	141,347	124,883	108,598	92,491
3	Residential Small site - higher density (flats)	5	£15,247	-67,604	-80,641	-93,528	-106,266	-118,852	-131,290	-143,577
4	Residential Small site - low density	10	£91,481	383,614	349,617	315,977	282,693	249,767	217,196	184,982
5	Residential Small site - medium density	10	£78,413	383,614	349,617	315,977	282,693	249,767	217,196	184,982
6	Residential Small site - higher density	10	£74,174	383,614	349,617	315,977	282,693	249,767	217,196	184,982
7	Residential Medium site - low density	25	£228,704	959,034	874,043	789,943	706,734	624,416	542,990	462,456
8	Residential Medium site - medium density	25	£196,032	959,034	874,043	789,943	706,734	624,416	542,990	462,456
9	Residential Medium site - higher density	25	£185,435	959,034	874,043	789,943	706,734	624,416	542,990	462,456
10	Residential Medium site - low density	50	£457,407	1,978,003	1,805,748	1,635,299	1,466,656	1,299,818	1,134,785	971,559
11	Residential Medium site - medium density	50	£392,063	1,978,003	1,805,748	1,635,299	1,466,656	1,299,818	1,134,785	971,559
12	Residential Medium site - higher density	50	£370,871	1,978,003	1,966,855	1,955,672	1,944,456	1,933,204	1,921,917	1,910,596
13	Residential Large site - low density	100	£914,815	3,670,041	3,344,302	3,021,981	2,703,076	2,387,586	2,075,515	1,766,859
14	Residential Large site - medium density	100	£784,127	3,670,041	3,344,302	3,021,981	2,703,076	2,387,586	2,075,515	1,766,859
15	Residential Large site - high density	100	£741,742	3,670,041	3,344,302	3,021,981	2,703,076	2,387,586	2,075,515	1,766,859
16	Residential Large site - low density	200	£1,829,630	6,700,329	6,095,370	5,496,760	4,904,497	4,318,582	3,739,014	3,165,795
17	Residential Large site - medium density	200	£1,568,254	6,700,329	6,095,370	5,496,760	4,904,497	4,318,582	3,739,014	3,165,795
18	Strategic scale site - low density	500	£5,488,889	4,062,228	2,497,881	934,346	-624,002	-2,180,792	-3,734,184	-5,279,862
19	Strategic scale site - medium density	500	£4,704,762	4,062,228	2,497,881	934,346	-624,002	-2,180,792	-3,734,184	-5,279,862
20	Strategic scale site - low density	750	£8,233,333	6,043,751	3,895,292	1,754,202	-370,181	-2,519,826	-4,656,788	-6,793,942
21	Strategic scale site - medium density	750	£7,057,143	6,043,751	3,895,292	1,754,202	-370,181	-2,519,826	-4,656,788	-6,793,942
22	Strategic scale site - medium density	1,500	£14,114,286	10,551,354	7,137,443	3,738,579	362,233	-3,050,399	-6,465,818	-9,897,003
23	Strategic scale site - medium density	3,300	£35,828,571	18,024,561	12,494,816	7,001,647	1,535,613	-3,976,724	-9,515,566	-15,090,300
24	Housing for Elderly (C3) - high density	40	£123,500	-1,235,198	-1,293,212	-1,351,226	-1,409,239	-1,467,253	-1,525,266	-1,583,281
25	Housing for Elderly (C3) - high density	60	£185,250	-1,889,596	-1,974,368	-2,059,139	-2,143,911	-2,228,683	-2,313,454	-2,398,226
26	Housing for Elderly (C2) extra care	70	£216,125	-2,722,693	-2,812,458	-2,902,225	-2,991,991	-3,081,757	-3,171,523	-3,261,289

Table 6.3.9: Appraisal results – 80% social rent, 20% shared ownership – private sales values of £3,100 per square metre

NORTH EAST LINCOLNSHIRE LOCAL PLAN — Sales value £3,100 psm — AH tenure — Rented 80% — SO 20% — Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) — £1,027,075 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£190,199	236,143	217,095	198,247	179,597	161,147	142,894	124,840
2	Residential Small site - medium density	5	£163,028	236,143	217,095	198,247	179,597	161,147	142,894	124,840
3	Residential Small site - higher density (flats)	5	£63,400	- 29,303	- 44,110	- 58,749	- 73,221	- 87,525	- 101,662	- 115,630
4	Residential Small site - low density	10	£380,398	472,285	434,191	396,493	359,194	322,292	285,788	249,681
5	Residential Small site - medium density	10	£326,055	472,285	434,191	396,493	359,194	322,292	285,788	249,681
6	Residential Small site - higher density	10	£308,431	472,285	434,191	396,493	359,194	322,292	285,788	249,681
7	Residential Medium site - low density	25	£950,995	1,180,713	1,085,477	991,234	897,985	805,731	714,470	624,203
8	Residential Medium site - medium density	25	£815,139	1,180,713	1,085,477	991,234	897,985	805,731	714,470	624,203
9	Residential Medium site - higher density	25	£771,077	1,180,713	1,085,477	991,234	897,985	805,731	714,470	624,203
10	Residential Medium site - low density	50	£1,901,990	2,418,081	2,225,448	2,034,826	1,846,214	1,659,611	1,475,018	1,292,434
11	Residential Medium site - medium density	50	£1,630,277	2,418,081	2,225,448	2,034,826	1,846,214	1,659,611	1,475,018	1,292,434
12	Residential Medium site - higher density	50	£1,542,154	2,418,081	2,404,434	2,390,752	2,377,036	2,363,285	2,349,500	2,335,681
13	Residential Large site - low density	100	£3,803,980	4,524,446	4,159,241	3,797,847	3,440,265	3,086,495	2,736,537	2,390,390
14	Residential Large site - medium density	100	£3,260,555	4,524,446	4,159,241	3,797,847	3,440,265	3,086,495	2,736,537	2,390,390
15	Residential Large site - high density	100	£3,084,308	4,524,446	4,159,241	3,797,847	3,440,265	3,086,495	2,736,537	2,390,390
16	Residential Large site - low density	200	£7,607,961	8,330,988	7,650,887	6,977,887	6,311,988	5,653,188	5,001,489	4,356,888
17	Residential Large site - medium density	200	£6,521,109	8,330,988	7,650,887	6,977,887	6,311,988	5,653,188	5,001,489	4,356,888
18	Strategic scale site - low density	500	£22,823,883	8,052,373	6,303,227	4,572,324	2,859,664	1,160,236	- 543,404	- 2,247,272
19	Strategic scale site - medium density	500	£19,563,328	8,052,373	6,303,227	4,572,324	2,859,664	1,160,236	- 543,404	- 2,247,272
20	Strategic scale site - low density	750	£34,235,824	11,451,222	9,064,496	6,693,232	4,346,954	2,015,825	- 305,827	- 2,650,263
21	Strategic scale site - medium density	750	£29,344,992	11,451,222	9,064,496	6,693,232	4,346,954	2,015,825	- 305,827	- 2,650,263
22	Strategic scale site - medium density	1,500	£58,689,984	19,016,145	15,227,973	11,479,294	7,752,043	4,054,618	376,662	- 3,346,021
23	Strategic scale site - medium density	3,300	£148,982,267	31,592,940	25,475,704	19,409,047	13,386,456	7,406,122	1,458,016	- 4,551,537
24	Housing for Elderly (C3) - high density	40	£513,536	- 1,048,425	- 1,113,979	- 1,179,533	- 1,245,087	- 1,310,640	- 1,376,194	- 1,441,748
25	Housing for Elderly (C3) - high density	60	£770,306	- 1,611,506	- 1,707,486	- 1,803,464	- 1,899,443	- 1,995,422	- 2,091,401	- 2,187,380
26	Housing for Elderly (C2) extra care	70	£898,690	- 2,422,118	- 2,523,976	- 2,625,834	- 2,727,694	- 2,829,552	- 2,931,410	- 3,033,270

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) — £500,000 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£92,593	236,143	217,095	198,247	179,597	161,147	142,894	124,840
2	Residential Small site - medium density	5	£79,365	236,143	217,095	198,247	179,597	161,147	142,894	124,840
3	Residential Small site - higher density (flats)	5	£30,864	- 29,303	- 44,110	- 58,749	- 73,221	- 87,525	- 101,662	- 115,630
4	Residential Small site - low density	10	£185,185	472,285	434,191	396,493	359,194	322,292	285,788	249,681
5	Residential Small site - medium density	10	£158,730	472,285	434,191	396,493	359,194	322,292	285,788	249,681
6	Residential Small site - higher density	10	£150,150	472,285	434,191	396,493	359,194	322,292	285,788	249,681
7	Residential Medium site - low density	25	£462,963	1,180,713	1,085,477	991,234	897,985	805,731	714,470	624,203
8	Residential Medium site - medium density	25	£396,825	1,180,713	1,085,477	991,234	897,985	805,731	714,470	624,203
9	Residential Medium site - higher density	25	£375,375	1,180,713	1,085,477	991,234	897,985	805,731	714,470	624,203
10	Residential Medium site - low density	50	£925,926	2,418,081	2,225,448	2,034,826	1,846,214	1,659,611	1,475,018	1,292,434
11	Residential Medium site - medium density	50	£793,651	2,418,081	2,225,448	2,034,826	1,846,214	1,659,611	1,475,018	1,292,434
12	Residential Medium site - higher density	50	£750,751	2,418,081	2,404,434	2,390,752	2,377,036	2,363,285	2,349,500	2,335,681
13	Residential Large site - low density	100	£1,851,852	4,524,446	4,159,241	3,797,847	3,440,265	3,086,495	2,736,537	2,390,390
14	Residential Large site - medium density	100	£1,587,302	4,524,446	4,159,241	3,797,847	3,440,265	3,086,495	2,736,537	2,390,390
15	Residential Large site - high density	100	£1,501,502	4,524,446	4,159,241	3,797,847	3,440,265	3,086,495	2,736,537	2,390,390
16	Residential Large site - low density	200	£3,703,704	8,330,988	7,650,887	6,977,887	6,311,988	5,653,188	5,001,489	4,356,888
17	Residential Large site - medium density	200	£3,174,603	8,330,988	7,650,887	6,977,887	6,311,988	5,653,188	5,001,489	4,356,888
18	Strategic scale site - low density	500	£11,111,111	8,052,373	6,303,227	4,572,324	2,859,664	1,160,236	- 543,404	- 2,247,272
19	Strategic scale site - medium density	500	£9,523,810	8,052,373	6,303,227	4,572,324	2,859,664	1,160,236	- 543,404	- 2,247,272
20	Strategic scale site - low density	750	£16,666,667	11,451,222	9,064,496	6,693,232	4,346,954	2,015,825	- 305,827	- 2,650,263
21	Strategic scale site - medium density	750	£14,285,714	11,451,222	9,064,496	6,693,232	4,346,954	2,015,825	- 305,827	- 2,650,263
22	Strategic scale site - medium density	1,500	£28,571,429	19,016,145	15,227,973	11,479,294	7,752,043	4,054,618	376,662	- 3,346,021
23	Strategic scale site - medium density	3,300	£72,527,473	31,592,940	25,475,704	19,409,047	13,386,456	7,406,122	1,458,016	- 4,551,537
24	Housing for Elderly (C3) - high density	40	£249,999	- 1,048,425	- 1,113,979	- 1,179,533	- 1,245,087	- 1,310,640	- 1,376,194	- 1,441,748
25	Housing for Elderly (C3) - high density	60	£375,000	- 1,611,506	- 1,707,486	- 1,803,464	- 1,899,443	- 1,995,422	- 2,091,401	- 2,187,380
26	Housing for Elderly (C2) extra care	70	£437,500	- 2,422,118	- 2,523,976	- 2,625,834	- 2,727,694	- 2,829,552	- 2,931,410	- 3,033,270

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) — £370,000 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£68,519	236,143	217,095	198,247	179,597	161,147	142,894	124,840
2	Residential Small site - medium density	5	£58,730	236,143	217,095	198,247	179,597	161,147	142,894	124,840
3	Residential Small site - higher density (flats)	5	£22,840	- 29,303	- 44,110	- 58,749	- 73,221	- 87,525	- 101,662	- 115,630
4	Residential Small site - low density	10	£137,037	472,285	434,191	396,493	359,194	322,292	285,788	249,681
5	Residential Small site - medium density	10	£117,460	472,285	434,191	396,493	359,194	322,292	285,788	249,681
6	Residential Small site - higher density	10	£111,111	472,285	434,191	396,493	359,194	322,292	285,788	249,681
7	Residential Medium site - low density	25	£342,593	1,180,713	1,085,477	991,234	897,985	805,731	714,470	624,203
8	Residential Medium site - medium density	25	£293,651	1,180,713	1,085,477	991,234	897,985	805,731	714,470	624,203
9	Residential Medium site - higher density	25	£277,778	1,180,713	1,085,477	991,234	897,985	805,731	714,470	624,203
10	Residential Medium site - low density	50	£685,185	2,418,081	2,225,448	2,034,826	1,846,214	1,659,611	1,475,018	1,292,434
11	Residential Medium site - medium density	50	£587,302	2,418,081	2,225,448	2,034,826	1,846,214	1,659,611	1,475,018	1,292,434
12	Residential Medium site - higher density	50	£555,556	2,418,081	2,404,434	2,390,752	2,377,036	2,363,285	2,349,500	2,335,681
13	Residential Large site - low density	100	£1,370,370	4,524,446	4,159,241	3,797,847	3,440,265	3,086,495	2,736,537	2,390,390
14	Residential Large site - medium density	100	£1,174,603	4,524,446	4,159,241	3,797,847	3,440,265	3,086,495	2,736,537	2,390,390
15	Residential Large site - high density	100	£1,111,111	4,524,446	4,159,241	3,797,847	3,440,265	3,086,495	2,736,537	2,390,390
16	Residential Large site - low density	200	£2,740,741	8,330,988	7,650,887	6,977,887	6,311,988	5,653,188	5,001,489	4,356,888
17	Residential Large site - medium density	200	£2,349,206	8,330,988	7,650,887	6,977,887	6,311,988	5,653,188	5,001,489	4,356,888
18	Strategic scale site - low density	500	£8,222,222	8,052,373	6,303,227	4,572,324	2,859,664	1,160,236	- 543,404	- 2,247,272
19	Strategic scale site - medium density	500	£7,047,619	8,052,373	6,303,227	4,572,324	2,859,664	1,160,236	- 543,404	- 2,247,272
20	Strategic scale site - low density	750	£12,333,333	11,451,222	9,064,496	6,693,232	4,346,954	2,015,825	- 305,827	- 2,650,263
21	Strategic scale site - medium density	750	£10,571,429	11,451,222	9,064,496	6,693,232	4,346,954	2,015,825	- 305,827	- 2,650,263
22	Strategic scale site - medium density	1,500	£21,142,857	19,016,145	15,227,973	11,479,294	7,752,043	4,054,618	376,662	- 3,346,021
23	Strategic scale site - medium density	3,300	£53,670,330	31,592,940	25,475,704	19,409,047	13,386,456	7,406,122	1,458,016	- 4,551,537
24	Housing for Elderly (C3) - high density	40	£185,000	- 1,048,425	- 1,113,979	- 1,179,533	- 1,245,087	- 1,310,640	- 1,376,194	- 1,441,748
25	Housing for Elderly (C3) - high density	60	£277,500	- 1,611,506	- 1,707,486	- 1,803,464	- 1,899,443	- 1,995,422	- 2,091,401	- 2,187,380
26	Housing for Elderly (C2) extra care	70	£323,750	- 2,422,118	- 2,523,976	- 2,625,834	- 2,727,694	- 2,829,552	- 2,931,410	- 3,033,270

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) — £247,000 PER HA

				Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH
1	Residential Small site - low density	5	£45,741	236,143	217,095	198,247	179,597	161,147	142,894	124,840
2	Residential Small site - medium density	5	£39,206	236,143	217,095	198,247	179,597	161,147	142,894	124,840
3	Residential Small site - higher density (flats)	5	£15,247	- 29,303	- 44,110	- 58,749	- 73,221	- 87,525	- 101,662	- 115,630
4	Residential Small site - low density	10	£91,481	472,285	434,191	396,493	359,194	322,292	285,788	249,681
5	Residential Small site - medium density	10	£78,413	472,285	434,191	396,493	359,194	322,292	285,788	249,681
6	Residential Small site - higher density	10	£74,174	472,285	434,191	396,493	359,194	322,292	285,788	249,681
7	Residential Medium site - low density	25	£228,704	1,180,713	1,085,477	991,234	897,985	805,731	714,470	624,203
8	Residential Medium site - medium density	25	£196,032	1,180,713	1,085,477	991,234	897,985	805,731	714,470	624,203
9	Residential Medium site - higher density	25	£185,435	1,180,713	1,085,477	991,234	897,985	805,731	714,470	624,203
10	Residential Medium site - low density	50	£457,407	2,418,081	2,225,448	2,034,826	1,846,214	1,659,611	1,475,018	1,292,434
11	Residential Medium site - medium density	50	£392,063	2,418,081	2,225,448	2,034,826	1,846,214	1,659,611	1,475,018	1,292,434
12	Residential Medium site - higher density	50	£370,871	2,418,081	2,404,434	2,390,752	2,377,036	2,363,285	2,349,500	2,335,681
13	Residential Large site - low density	100	£914,815	4,524,446	4,159,241	3,797,847	3,440,265	3,086,495	2,736,537	2,390,390
14	Residential Large site - medium density	100	£784,127	4,524,446	4,159,241	3,797,847	3,440,265	3,086,495	2,736,537	2,390,390
15	Residential Large site - high density	100	£741,742	4,524,446	4,159,241	3,797,847	3,440,265	3,086,495	2,736,537	2,390,390
16	Residential Large site - low density	200	£1,829,630	8,330,988	7,650,887	6,977,887	6,311,988	5,653,188	5,001,489	4,356,888
17	Residential Large site - medium density	200	£1,568,254	8,330,988	7,650,887	6,977,887	6,311,988	5,653,188	5,001,489	4,356,888
18	Strategic scale site - low density	500	£5,488,889	8,052,373	6,303,227	4,572,324	2,859,664	1,160,236	- 543,404	- 2,247,272
19	Strategic scale site - medium density	500	£4,704,762	8,052,373	6,303,227	4,572,324	2,859,664	1,160,236	- 543,404	- 2,247,272
20	Strategic scale site - low density	750	£8,233,333	11,451,222	9,064,496	6,693,232	4,346,954	2,015,825	- 305,827	- 2,650,263
21	Strategic scale site - medium density	750	£7,057,143	11,451,222	9,064,496	6,693,232	4,346,954	2,015,825	- 305,827	- 2,650,263
22	Strategic scale site - medium density	1,500	£14,114,286	19,016,145	15,227,973	11,479,294	7,752,043	4,054,618	376,662	- 3,346,021
23	Strategic scale site - medium density	3,300	£35,828,571	31,592,940	25,475,704	19,409,047	13,386,456	7,406,122	1,458,016	- 4,551,537
24	Housing for Elderly (C3) - high density	40	£123,500	- 1,048,425	- 1,113,979	- 1,179,533	- 1,245,087	- 1,310,640	- 1,376,194	- 1,441,748
25	Housing for Elderly (C3) - high density	60	£185,250	- 1,611,506	- 1,707,486	- 1,803,464	- 1,899,443	- 1,995,422	- 2,091,401	- 2,187,380
26	Housing for Elderly (C2) extra care	70	£216,125	- 2,422,118	- 2,523,976	- 2,625,834	- 2,727,694	- 2,829,552	- 2,931,410	- 3,033,270

6.9 There is therefore a clear choice between two potential options. The first is to adopt a relatively low target that most schemes could viably deliver, 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 the emerging Local Plan policy approach, which sets relatively challenging affordable housing targets which are subject to a degree of tailoring to reflect existing use of sites and location but also explicitly accepts that some schemes may provide lower percentages, 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. Clearly evidence on viability needs to be considered alongside evidence of housing need and given the likelihood that a reduced target would deliver a lower overall affordable housing output, the weight of combined evidence on need and viability points to support for the targets in the emerging plan.

Alternative tenure mix replacing Shared Ownership with First Homes

6.10 Our appraisals also test the impact of different approaches to tenure mixes. The emerging policy indicates that the Council will seek a tenure mix of 80% social rent and 20% intermediate (Shared Ownership and First Homes). The appraisal outputs assuming that the Intermediate element is provided as Shared Ownership are provided at tables 6.3.1 to 6.3.9 and Appendix 8 (and discussed in the previous section). We have also tested an alternative tenure mix which removes the Shared Ownership and replaces them with First Homes[17] (attached as Appendix 9). These appraisals indicate marginally lower residual land values in comparison with the outputs assuming that the intermediate element is provided as Shared Ownership.

6.11 This is due to several factors. Firstly, First Homes are delivered by developers themselves and sold alongside the market housing after practical completion. In contrast, the affordable housing units are sold to a Registered Provider prior to commencement of construction, with the agreed contract sum paid over the build period which reduces finance costs. First Homes therefore do not benefit from the same cashflow benefit as traditional affordable housing delivered through registered providers. Secondly, as First Homes are sold to individual purchasers, they carry a higher sales risk than traditional affordable housing and a higher profit is applied in the appraisal. This higher profit reduces the residual land value. Thirdly, developers will incur sales and marketing costs on First Homes, whereas these costs will not be incurred on traditional affordable housing (including Shared Ownership).

6.12 Clearly, including higher proportions of intermediate housing, either in the form of Shared Ownership or First Homes (both of which generate higher values than social rented housing) will improve viability to a degree and this may be an option for the Council to consider on specific applications when viability is under pressure. However, the difference the tenure split makes on overall scheme viability declines as private sales values increase and at the highest sales values in the Borough range, varying the tenure mix has a lower impact than varying the overall percentage of affordable housing.

Affordable housing payments in lieu

6.13 There may be circumstances where the Council may accept that payments in lieu would be a more appropriate option instead of on-site provision, for example in a small flatted scheme where it would be difficult to provide multiple tenures off a single core. Clearly, the decision to accept this approach or not on individual applications would rest with the Council. There may also be circumstances where there is no interest from registered providers in taking small numbers of units and the Council might decide that it is preferrable to take a payment in lieu so that the rest of the development can proceed.

6.14 Our appraisals test the provision of affordable housing on-site and the outputs are incorporated within tables 6.3.1 to 6.3.9. Typologies 1 to 3 are all schemes providing 5 units and the appraisals indicate that in most cases, the emerging policy will be financially viable at the relevant levels for different site types. Typology 3 (a flatted scheme) is slightly less viable than the two other 5 unit typologies, due to

[17] The most recent NPPF removed the requirement for First Homes but retains this tenure within the definition of affordable housing. First Homes are therefore no longer a mandatory requirement within local plan policies.

its higher build costs. Nevertheless, the overall outcome is broadly similar to larger sites. However, the emerging policy as currently drafted does not seek affordable housing contributions on schemes providing fewer than 10 units.

6.15 Should the Council decide that it is appropriate to opt for a payment in lieu on schemes providing 10 or more units in individual cases, there are three main approaches to calculating payments in lieu. The first is to run a hypothetical appraisal of the scheme incorporating the required level of affordable housing provided as on-site provision, which is then compared to an appraisal of the same scheme, but with all units provided as private housing. The difference between the two residual land values would equate to the payment in lieu, leaving the Applicant no better and no worse off in comparison to on-site delivery.

6.16 The second approach is to adopt a formulaic approach to calculating a payment in lieu which does not require any appraisals of the development proposal. The formula determines the uplift in value arising from the affordable housing not being physically provided on-site, in the same way as the first approach, but the calculations are more high level. The formula would be as follows:

Formula for calculating payments in lieu

X = ((A – B) x C) – ((A x C) x D) where

X = the Payment in lieu

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

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

C = the number of square metres that would be required on-site to meet the relevant percentage target.

D = Additional developer costs (the difference between the profit applied to market housing and affordable housing; and marketing costs on private housing[18])

6.17 If it is established to the Council's satisfaction that a development proposal could not viably provide the required percentage of units as affordable, a (lower) agreed affordable housing percentage would be used when calculating the formula above. For example, the payment in lieu for a 10 unit development in the higher value area on a greenfield site would typically require 2 units (20%) to be provided as affordable housing to meet the policy target. If it is agreed that only (say) 10% affordable housing could be viably provided on site, then the calculation would be based on an assumption of 1 unit of affordable housing.

6.18 The third approach is a tariff based system, in which a flat rate fee is charged per unit provided on the development. The tariff would need to be established, most likely using the first approach outlined above (i.e. a comparison of residuals), but then discounted below the maximum potential rate to allow for site specific differences in costs and benchmark land value. This type of approach is more straightforward to operate, but inevitably results in lower overall income than a more nuanced approach would raise.

Impact of other emerging Local Plan policies

6.19 We have assessed the viability of other emerging Local Plan policies individually so that the Council can delineate between the impacts of each policy. These appraisals all assume provision of the relevant affordable housing target, which varies between value zone and whether the sites are brownfield or greenfield (80% social rent and 20% intermediate). 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,

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

but nevertheless lower than the benchmark land value applied. In practice, if such situations emerged on live applications, there are several potential solutions, including provision of grant funding (if available); or variations to the affordable housing tenure or overall percentage to achieve a viable position.

6.20 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 affordable housing will have an equally disproportionate *positive* impact on residual land values to offset policy costs, if these policy costs cannot be absorbed through a reduction to land value.

6.21 The tables show a 'baseline' residual land value for each typology (i.e. policy off), tested at each of the nine price points, ranging from A (£2,029 per square metre) to I (£3,100 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.

Biodiversity Net Gain (statutory requirement)

6.22 Table 6.22.1 summarises the results of our testing of the impact of the emerging requirement for a 10% Biodiversity Net Gain. As noted in Section 4, we have incorporated a cost allowance of 0.7% of build costs, in line with the Defra Impact Assessment, which achieves 10% biodiversity net gain. The impact on the residual land value of each scenario varies, but the impact is typically a reduction of circa 4%. The impact can be more significant when the starting residual land value is very low but is therefore unlikely to either prevent schemes coming forward, or to have a significant impact on the percentages of affordable housing that can be provided. It is also important to note that BNG requirements are now a statutory requirement and apply regardless of the approach adopted in the emerging Local Plan.

Policy 9 – Promoting sustainable transport - Electric Vehicle Charging

6.23 Policy 9 requires that developments incorporate electric vehicle charging points. We have tested the impact this has, assuming that each residential unit will have access to a parking space. The cost of installing an electrical vehicle charging point at the time of construction is relatively modest at circa £500 per space, although this increases if charging points are installed retrospectively. Given the increasing use of electric vehicles, developers will wish to install charging points to ensure that their units are marketable.

6.24 The impact of this requirement on the residual land value outputs from our appraisals is modest, with a typical reduction of circa 3% of residual land value. This is unlikely to have any material impact on the viability of developments in the area. The outputs of our appraisals are summarised in Table 6.24.1.

Policy 7 – Habitat Mitigation Southern Humber Bank

6.25 Policy 7 requires that developments within the Southern Humber Bank mitigation zone contribute £20,588 per hectare (£22,312 per hectare after indexation) towards the provision of management of mitigation sites. Developments in this area are predominantly employment developments as the area is designated as an employment zone.

6.26 Typologies 36, 37 and 38 are industrial developments with plot ratios from 40% to 60% across one hectare of land for each typology. Before the Habitat Mitigation payment is applied, the typologies generate residual land values ranging from £269,902 to £404,852 per hectare. After the mitigation payment is applied, the range of residual values falls slightly to £245,028 to £377,659, as set out in Table 6.26.1. This shows that the requirement has a modest downwards impact on residual land values, with the reduction ranging from 6.7% to 9.2%, depending on plot ratio.

Table 6.26.1: Impact of Southern Humber Bank mitigation

LP Ref	Site	Gross site area	RLV (before)	RLV (after)	Change in residual land value
36	Warehousing/logistics (50% plot ratio)	1.00	£269,902	£245,028	-9.2%
37	Industrial (40% plot ratio)	1.00	£337,377	£311,343	-7.7%
38	Warehousing/logistics (60% plot ratio)	1.00	£404,852	£377,659	-6.7%

Policy 2 – Energy and low carbon living

6.27 We have tested the viability implications of a policy approach seeking to implement a range of options to achieve net zero carbon development in line with the UK's long term ambition to become carbon neutral. As noted in Section 4, we have tested two scenarios, reflecting the range of costs identified by the research carried out by specialist firms on behalf of other authorities.

6.28 Scenario 1 and 2 test the range of costs for on-site carbon reduction. Scenario 1 applies a 3% cost uplift and Scenario 2 applies a 5% uplift. The residual land values for these two scenarios are summarised in Table 6.28.1 (Scenario 1) and Table 6.28.2 (Scenario 2). Table 6.28.3 provides a summary of the change in residual land values for schemes assuming a price point of £2,565 per square metre (the middle of the area-wide range) which indicates that the reduction in residual land values is typically circa 35% for Scenario 1 and circa 62% for Scenario 2, with higher reductions on larger schemes and some mixed use developments. Where schemes are on the margins of viability, and developers are unable to pass back the cost of NZC to landowners through a lower land price, it is possible that developers will seek to offset the additional cost by reducing the provision of affordable housing. However, the costs of achieving net zero carbon are expected to fall over time as technologies evolve and improve.

Table 6.22.1: Biodiversity Net Gain (10%)

Biodiversity Net Gain and Urban Greening — Sales value (£ psm):

					0% affordable		0% affordable		0% affordable		0% affordable		10% affordable		10% affordable		20% affordable		20% affordable		20% affordable	
BLV: SECONDARY INDUSTRIAL					£2,029 psm		£2,163 psm		£2,297 psm		£2,431 psm		£2,565 psm		£2,698 psm		£2,832 psm		£2,966 psm		£3,100 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	Residential Small site - low density	5	0.19	£0.19	-£0.113	-£0.118	-£0.068	-£0.073	-£0.023	-£0.028	£0.021	£0.017	£0.044	£0.039	£0.084	£0.080	£0.096	£0.091	£0.132	£0.127	£0.168	£0.163
2	Residential Small site - medium density	5	0.16	£0.16	-£0.113	-£0.118	-£0.068	-£0.073	-£0.023	-£0.028	£0.021	£0.017	£0.044	£0.039	£0.084	£0.080	£0.096	£0.091	£0.132	£0.127	£0.168	£0.163
3	Residential Small site - higher density (flats)	5	0.06	£0.06	-£0.328	-£0.333	-£0.290	-£0.295	-£0.251	-£0.257	-£0.213	-£0.219	-£0.190	-£0.196	-£0.155	-£0.161	-£0.142	-£0.148	-£0.111	-£0.117	-£0.080	-£0.085
4	Residential Small site - low density	10	0.37	£0.38	-£0.227	-£0.236	-£0.137	-£0.146	-£0.046	-£0.056	£0.043	£0.033	£0.088	£0.079	£0.169	£0.159	£0.191	£0.182	£0.264	£0.254	£0.336	£0.327
5	Residential Small site - medium density	10	0.32	£0.33	-£0.227	-£0.236	-£0.137	-£0.146	-£0.046	-£0.056	£0.043	£0.033	£0.088	£0.079	£0.169	£0.159	£0.191	£0.182	£0.264	£0.254	£0.336	£0.327
6	Residential Small site - higher density	10	0.30	£0.31	-£0.227	-£0.236	-£0.137	-£0.146	-£0.046	-£0.056	£0.043	£0.033	£0.088	£0.079	£0.169	£0.159	£0.191	£0.182	£0.264	£0.254	£0.336	£0.327
7	Residential Medium site - low density	25	0.93	£0.95	-£0.567	-£0.591	-£0.342	-£0.366	-£0.116	-£0.140	£0.107	£0.083	£0.221	£0.197	£0.422	£0.398	£0.478	£0.454	£0.659	£0.636	£0.840	£0.817
8	Residential Medium site - medium density	25	0.79	£0.82	-£0.567	-£0.591	-£0.342	-£0.366	-£0.116	-£0.140	£0.107	£0.083	£0.221	£0.197	£0.422	£0.398	£0.478	£0.454	£0.659	£0.636	£0.840	£0.817
9	Residential Medium site - higher density	25	0.75	£0.77	-£0.567	-£0.591	-£0.342	-£0.366	-£0.116	-£0.140	£0.107	£0.083	£0.221	£0.197	£0.422	£0.398	£0.478	£0.454	£0.659	£0.636	£0.840	£0.817
10	Residential Medium site - low density	50	1.85	£1.90	-£1.051	-£1.098	-£0.603	-£0.651	-£0.156	-£0.204	£0.286	£0.240	£0.505	£0.459	£0.905	£0.858	£1.008	£0.962	£1.368	£1.322	£1.727	£1.681
11	Residential Medium site - medium density	50	1.59	£1.63	-£1.051	-£1.098	-£0.603	-£0.651	-£0.156	-£0.204	£0.286	£0.240	£0.505	£0.459	£0.905	£0.858	£1.008	£0.962	£1.368	£1.322	£1.727	£1.681
12	Residential Medium site - higher density	50	1.50	£1.54	-£1.051	-£1.098	-£0.603	-£0.651	-£0.156	-£0.204	£0.286	£0.240	£0.719	£0.672	£1.154	£1.107	£1.571	£1.525	£2.001	£1.955	£2.431	£2.385
13	Residential Large site - low density	100	3.70	£3.80	-£2.266	-£2.361	-£1.384	-£1.479	-£0.503	-£0.598	£0.372	£0.279	£0.823	£0.731	£1.604	£1.513	£1.822	£1.732	£2.521	£2.431	£3.219	£3.129
14	Residential Large site - medium density	100	3.17	£3.26	-£2.266	-£2.361	-£1.384	-£1.479	-£0.503	-£0.598	£0.372	£0.279	£0.823	£0.731	£1.604	£1.513	£1.822	£1.732	£2.521	£2.431	£3.219	£3.129
15	Residential Large site - low density	100	3.00	£3.08	-£2.266	-£2.361	-£1.384	-£1.479	-£0.503	-£0.598	£0.372	£0.279	£0.823	£0.731	£1.604	£1.513	£1.822	£1.732	£2.521	£2.431	£3.219	£3.129
16	Residential Large site - low density	200	7.41	£7.61	-£4.684	-£4.870	-£2.972	-£3.159	-£1.270	-£1.454	£0.405	£0.225	£1.298	£1.120	£2.793	£2.617	£3.240	£3.067	£4.575	£4.401	£5.910	£5.736
17	Residential Large site - medium density	200	6.35	£6.52	-£4.684	-£4.870	-£2.972	-£3.159	-£1.270	-£1.454	£0.405	£0.225	£1.298	£1.120	£2.793	£2.617	£3.240	£3.067	£4.575	£4.401	£5.910	£5.736
18	Strategic scale site - low density	500	22.22	£22.82	-£24.533	-£25.081	-£20.285	-£20.834	-£16.038	-£16.587	-£11.791	-£12.339	-£9.680	-£10.224	-£5.831	-£6.368	-£4.847	-£5.377	-£1.455	-£1.977	£1.870	£1.361
19	Strategic scale site - medium density	500	19.05	£19.56	-£24.533	-£25.081	-£20.285	-£20.834	-£16.038	-£16.587	-£11.791	-£12.339	-£9.680	-£10.224	-£5.831	-£6.368	-£4.847	-£5.377	-£1.455	-£1.977	£1.870	£1.361
20	Strategic scale site - low density	750	33.33	£34.24	-£34.082	-£34.862	-£27.985	-£28.765	-£21.888	-£22.669	-£15.791	-£16.572	-£12.827	-£13.598	-£7.481	-£8.219	-£6.163	-£6.888	-£1.530	-£2.242	£2.977	£2.286
21	Strategic scale site - medium density	750	28.57	£29.34	-£34.082	-£34.862	-£27.985	-£28.765	-£21.888	-£22.669	-£15.791	-£16.572	-£12.827	-£13.598	-£7.481	-£8.219	-£6.163	-£6.888	-£1.530	-£2.242	£2.977	£2.286
22	Strategic scale site - medium density	1,500	57.14	£58.69	-£57.277	-£59.659	-£46.258	-£47.638	-£35.238	-£36.618	-£24.264	-£25.618	-£19.453	-£20.710	-£10.819	-£11.988	-£8.015	-£9.161	-£1.508	-£2.615	£5.347	£4.476
23	Strategic scale site - medium density	3,300	145.05	£148.98	-£101.832	-£104.448	-£80.480	-£83.096	-£59.128	-£61.744	-£38.526	-£40.815	-£30.512	-£32.597	-£16.401	-£18.280	-£13.262	-£15.099	-£1.507	-£3.282	£9.790	£8.076
24	Housing for Elderly (C3) - high density	40	0.50	£0.51	-£2.493	-£2.525	-£2.206	-£2.238	-£2.120	-£2.152	-£1.933	-£1.965	-£1.817	-£1.849	-£1.645	-£1.677	-£1.574	-£1.606	-£1.416	-£1.450	-£1.261	-£1.293
25	Housing for Elderly (C3) - high density	60	0.75	£0.77	-£3.762	-£3.810	-£3.484	-£3.532	-£3.206	-£3.254	-£2.928	-£2.976	-£2.752	-£2.800	-£2.496	-£2.544	-£2.388	-£2.436	-£2.154	-£2.203	-£1.921	-£1.969
26	Housing for Elderly (C2) extra care	70	0.87	£0.90	-£4.740	-£4.796	-£4.440	-£4.496	-£4.139	-£4.195	-£3.838	-£3.895	-£3.645	-£3.701	-£3.369	-£3.425	-£3.247	-£3.304	-£2.995	-£3.051	-£2.743	-£2.799
27	Retail (comparison)	-	0.33	£0.34	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606
28	Retail (comparison)	-	0.12	£0.13	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352
29	Retail (comparison)	-	0.83	£0.86	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015
30	Retail (convenience)	-	0.38	£0.39	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249
31	Retail (convenience)	-	1.00	£1.03	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999
32	Retail (convenience)	-	1.00	£1.03	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498
33	Offices	-	0.33	£0.34	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399
34	Offices	-	0.22	£0.23	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499
35	Offices	-	0.21	£0.21	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599
36	Industrial (40% plot ratio)	-	1.00	£1.03	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373
37	Warehousing/logistics (50% plot ratio)	-	1.00	£1.03	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471
38	Warehousing/logistics (60% plot ratio)	-	1.00	£1.03	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569
39	Hotel (75 rooms)	-	0.11	£0.12	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031
40	Hotel (100 rooms)	-	0.11	£0.12	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041
41	Hotel (125 room)	-	0.11	£0.12	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051
42	Hotel (150 rooms)	-	0.68	£0.70	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062
43	Leisure use	-	0.30	£0.31	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516
44	Leisure use	-	0.30	£0.31	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516
45	Leisure use	-	0.30	£0.31	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516
46	Community use	-	0.40	£0.41	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355
47	Community use	-	0.50	£0.51	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194
48	Community use	-	0.60	£0.62	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033

					0% affordable		0% affordable		0% affordable		0% affordable		10% affordable		10% affordable		20% affordable		20% affordable		20% affordable	
BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS)					£2,029 psm		£2,163 psm		£2,297 psm		£2,431 psm		£2,565 psm		£2,698 psm		£2,832 psm		£2,966 psm		£3,100 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	Residential Small site - low density	5	0.19	£0.09	-£0.113	-£0.118	-£0.068	-£0.073	-£0.023	-£0.028	£0.021	£0.017	£0.044	£0.039	£0.084	£0.080	£0.096	£0.091	£0.132	£0.127	£0.168	£0.163
2	Residential Small site - medium density	5	0.16	£0.08	-£0.113	-£0.118	-£0.068	-£0.073	-£0.023	-£0.028	£0.021	£0.017	£0.044	£0.039	£0.084	£0.080	£0.096	£0.091	£0.132	£0.127	£0.168	£0.163
3	Residential Small site - higher density (flats)	5	0.06	£0.03	-£0.328	-£0.333	-£0.290	-£0.295	-£0.251	-£0.257	-£0.213	-£0.219	-£0.190	-£0.196	-£0.155	-£0.161	-£0.142	-£0.148	-£0.111	-£0.117	-£0.080	-£0.085
4	Residential Small site - low density	10	0.37	£0.19	-£0.227	-£0.236	-£0.137	-£0.146	-£0.046	-£0.056	£0.043	£0.033	£0.088	£0.079	£0.169	£0.159	£0.191	£0.182	£0.264	£0.254	£0.336	£0.327
5	Residential Small site - medium density	10	0.32	£0.16	-£0.227	-£0.236	-£0.137	-£0.146	-£0.046	-£0.056	£0.043	£0.033	£0.088	£0.079	£0.169	£0.159	£0.191	£0.182	£0.264	£0.254	£0.336	£0.327
6	Residential Small site - higher density	10	0.30	£0.15	-£0.227	-£0.236	-£0.137	-£0.146	-£0.046	-£0.056	£0.043	£0.033	£0.088	£0.079	£0.169	£0.159	£0.191	£0.182	£0.264	£0.254	£0.336	£0.327
7	Residential Medium site - low density	25	0.93	£0.46	-£0.567	-£0.591	-£0.342	-£0.366	-£0.116	-£0.140	£0.107	£0.083	£0.221	£0.197	£0.422	£0.398	£0.478	£0.454	£0.659	£0.636	£0.840	£0.817
8	Residential Medium site - medium density	25	0.79	£0.40	-£0.567	-£0.591	-£0.342	-£0.366	-£0.116	-£0.140	£0.107	£0.083	£0.221	£0.197	£0.422	£0.398	£0.478	£0.454	£0.659	£0.636	£0.840	£0.817
9	Residential Medium site - higher density	25	0.75	£0.38	-£0.567	-£0.591	-£0.342	-£0.366	-£0.116	-£0.140	£0.107	£0.083	£0.221	£0.197	£0.422	£0.398	£0.478	£0.454	£0.659	£0.636	£0.840	£0.817
10	Residential Medium site - low density	50	1.85	£0.93	-£1.051	-£1.098	-£0.603	-£0.651	-£0.156	-£0.204	£0.286	£0.240	£0.505	£0.459	£0.905	£0.858	£1.008	£0.962	£1.368	£1.322	£1.727	£1.681
11	Residential Medium site - medium density	50	1.59	£0.79	-£1.051	-£1.098	-£0.603	-£0.651	-£0.156	-£0.204	£0.286	£0.240	£0.505	£0.459	£0.905	£0.858	£1.008	£0.962	£1.368	£1.322	£1.727	£1.681
12	Residential Medium site - higher density	50	1.50	£0.75	-£1.051	-£1.098	-£0.603	-£0.651	-£0.156	-£0.204	£0.286	£0.240	£0.719	£0.672	£1.154	£1.107	£1.571	£1.525	£2.001	£1.955	£2.431	£2.385
13	Residential Large site - low density	100	3.70	£1.85	-£2.266	-£2.361	-£1.384	-£1.479	-£0.503	-£0.598	£0.372	£0.279	£0.823	£0.731	£1.604	£1.513	£1.822	£1.732	£2.521	£2.431	£3.219	£3.129
14	Residential Large site - medium density	100	3.17	£1.59	-£2.266	-£2.361	-£1.384	-£1.479	-£0.503	-£0.598	£0.372	£0.279	£0.823	£0.731	£1.604	£1.513	£1.822	£1.732	£2.521	£2.431	£3.219	£3.129
15	Residential Large site - high density	100	3.00	£1.50	-£2.266	-£2.361	-£1.384	-£1.479	-£0.503	-£0.598	£0.372	£0.279	£0.823	£0.731	£1.604	£1.513	£1.822	£1.732	£2.521	£2.431	£3.219	£3.129
16	Residential Large site - low density	200	7.41	£3.70	-£4.684	-£4.870	-£2.972	-£3.159	-£1.270	-£1.454	£0.405	£0.225	£1.298	£1.120	£2.793	£2.617	£3.240	£3.067	£4.575	£4.401	£5.910	£5.736
17	Residential Large site - medium density	200	6.35	£3.17	-£4.684	-£4.870	-£2.972	-£3.159	-£1.270	-£1.454	£0.405	£0.225	£1.298	£1.120	£2.793	£2.617	£3.240	£3.067	£4.575	£4.401	£5.910	£5.736
18	Strategic scale site - low density	500	22.22	£11.11	-£24.533	-£25.081	-£20.285	-£20.834	-£16.038	-£16.587	-£11.791	-£12.339	-£9.680	-£10.224	-£5.831	-£6.368	-£4.847	-£5.377	-£1.455	-£1.977	£1.870	£1.361
19	Strategic scale site - medium density	500	19.05	£9.52	-£24.533	-£25.081	-£20.285	-£20.834	-£16.038	-£16.587	-£11.791	-£12.339	-£9.680	-£10.224	-£5.831	-£6.368	-£4.847	-£5.377	-£1.455	-£1.977	£1.870	£1.361
20	Strategic scale site - low density	750	33.33	£16.67	-£34.082	-£34.862	-£27.985	-£28.765	-£21.888	-£22.669	-£15.791	-£16.572	-£12.827	-£13.598	-£7.481	-£8.219	-£6.163	-£6.888	-£1.530	-£2.242	£2.977	£2.286
21	Strategic scale site - medium density	750	28.57	£14.29	-£34.082	-£34.862	-£27.985	-£28.765	-£21.888	-£22.669	-£15.791	-£16.572	-£12.827	-£13.598	-£7.481	-£8.219	-£6.163	-£6.888	-£1.530	-£2.242	£2.977	£2.286
22	Strategic scale site - medium density	1500	57.14	£28.57	-£57.277	-£59.659	-£46.258	-£47.638	-£35.238	-£36.618	-£24.264	-£25.618	-£19.453	-£20.710	-£10.819	-£11.988	-£8.015	-£9.161	-£1.508	-£2.615	£5.347	£4.476
23	Strategic scale site - medium density	3300	145.05	£72.53	-£101.832	-£104.448	-£80.480	-£83.096	-£59.128	-£61.744	-£38.526	-£40.815	-£30.512	-£32.597	-£16.401	-£18.280	-£13.262	-£15.099	-£1.507	-£3.282	£9.790	£8.076
24	Housing for Elderly (C3) - high density	40	0.50	£0.25	-£2.493	-£2.525	-£2.206	-£2.238	-£2.120	-£2.152	-£1.933	-£1.965	-£1.817	-£1.849	-£1.645	-£1.677	-£1.574	-£1.606	-£1.416	-£1.450	-£1.261	-£1.293
25	Housing for Elderly (C3) - high density	60	0.75	£0.37	-£3.762	-£3.810	-£3.484	-£3.532	-£3.206	-£3.254	-£2.928	-£2.976	-£2.752	-£2.800	-£2.496	-£2.544	-£2.388	-£2.436	-£2.154	-£2.203	-£1.921	-£1.969
26	Housing for Elderly (C2) extra care	70	0.87	£0.44	-£4.740	-£4.796	-£4.440	-£4.496	-£4.139	-£4.195	-£3.838	-£3.895	-£3.645	-£3.701	-£3.369	-£3.425	-£3.247	-£3.304	-£2.995	-£3.051	-£2.743	-£2.799
27	Retail (comparison)	0	0.33	£0.17	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606
28	Retail (comparison)	0	0.12	£0.06	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352
29	Retail (comparison)	0	0.83	£0.42	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015
30	Retail (convenience)	0	0.38	£0.19	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249
31	Retail (convenience)	0	1.00	£0.50	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999
32	Retail (convenience)	0	1.00	£0.50	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498
33	Offices	0	0.33	£0.17	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399
34	Offices	0	0.22	£0.11	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499
35	Offices	0	0.21	£0.10	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599
36	Industrial (40% plot ratio)	0	1.00	£0.50	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373
37	Warehousing/logistics (50% plot ratio)	0	1.00	£0.50	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471
38	Warehousing/logistics (60% plot ratio)	0	1.00	£0.50	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569
39	Hotel (75 rooms)	0	0.11	£0.06	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031
40	Hotel (100 rooms)	0	0.11	£0.06	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041
41	Hotel (125 room)	0	0.11	£0.06	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051
42	Hotel (150 rooms)	0	0.68	£0.34	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062
43	Leisure use	0	0.30	£0.15	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516
44	Leisure use	0	0.30	£0.15	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516
45	Leisure use	0	0.30	£0.15	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516
46	Community use	0	0.40	£0.20	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355
47	Community use	0	0.50	£0.25	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194
48	Community use	0	0.60	£0.30	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033

Table 6.22.1: Biodiversity Net Gain (10%) (continued)

	BLV: GREENFIELD (HIGHER)				0% affordable £2,029 psm		0% affordable £2,163 psm		0% affordable £2,297 psm		0% affordable £2,431 psm		10% affordable £2,565 psm		10% affordable £2,698 psm		20% affordable £2,832 psm		20% affordable £2,966 psm		20% affordable £3,100 psm	
	Description	No of units		BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1	Residential Small site - low density	5	0.19	£0.07	£0.113	£0.118	£0.068	£0.073	£0.023	£0.028	£0.021	£0.017	£0.044	£0.039	£0.084	£0.080	£0.096	£0.091	£0.132	£0.127	£0.168	£0.163
2	Residential Small site - medium density	5	0.16	£0.06	-£0.113	-£0.118	-£0.068	-£0.073	-£0.023	-£0.028	£0.021	£0.017	£0.044	£0.039	£0.084	£0.080	£0.096	£0.091	£0.132	£0.127	£0.168	£0.163
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.328	-£0.333	-£0.290	-£0.295	-£0.251	-£0.257	-£0.213	-£0.219	-£0.190	-£0.196	-£0.155	-£0.161	-£0.142	-£0.148	-£0.111	-£0.117	-£0.080	-£0.085
4	Residential Small site - low density	10	0.37	£0.14	£0.227	£0.232	£0.137	£0.146	£0.046	£0.056	£0.043	£0.033	£0.088	£0.079	£0.169	£0.159	£0.191	£0.182	£0.264	£0.254	£0.336	£0.327
5	Residential Small site - medium density	10	0.32	£0.12	-£0.227	-£0.232	-£0.137	-£0.146	-£0.046	-£0.056	£0.043	£0.033	£0.088	£0.079	£0.169	£0.159	£0.191	£0.182	£0.264	£0.254	£0.336	£0.327
6	Residential Small site - higher density	10	0.30	£0.11	-£0.227	-£0.236	-£0.137	-£0.146	-£0.046	-£0.056	£0.043	£0.033	£0.088	£0.079	£0.169	£0.159	£0.191	£0.182	£0.264	£0.254	£0.336	£0.327
7	Residential Medium site - low density	25	0.93	£0.34	-£0.567	-£0.591	-£0.342	-£0.366	-£0.116	-£0.140	£0.107	£0.083	£0.221	£0.197	£0.422	£0.398	£0.478	£0.454	£0.659	£0.636	£0.840	£0.817
8	Residential Medium site - medium density	25	0.79	£0.29	-£0.567	-£0.591	-£0.342	-£0.366	-£0.116	-£0.140	£0.107	£0.083	£0.221	£0.197	£0.422	£0.398	£0.478	£0.454	£0.659	£0.636	£0.840	£0.817
9	Residential Medium site - higher density	25	0.75	£0.28	-£0.567	-£0.591	-£0.342	-£0.366	-£0.116	-£0.140	£0.107	£0.083	£0.221	£0.197	£0.422	£0.398	£0.478	£0.454	£0.659	£0.636	£0.840	£0.817
10	Residential Medium site - low density	50	1.85	£0.69	-£1.051	-£1.098	-£0.603	-£0.651	-£0.156	-£0.204	£0.286	£0.240	£0.505	£0.459	£0.905	£0.858	£1.008	£0.962	£1.368	£1.322	£1.727	£1.681
11	Residential Medium site - medium density	50	1.59	£0.59	-£1.051	-£1.098	-£0.603	-£0.651	-£0.156	-£0.204	£0.286	£0.240	£0.505	£0.459	£0.905	£0.858	£1.008	£0.962	£1.368	£1.322	£1.727	£1.681
12	Residential Medium site - higher density	50	1.50	£0.56	-£1.051	-£1.098	-£0.603	-£0.651	-£0.156	-£0.204	£0.286	£0.240	£0.719	£0.672	£1.154	£1.107	£1.571	£1.525	£2.001	£1.955	£2.431	£2.385
13	Residential Large site - low density	100	3.70	£1.37	-£2.266	-£2.361	-£1.384	-£1.479	-£0.503	-£0.598	£0.372	£0.279	£0.823	£0.731	£1.604	£1.513	£1.822	£1.732	£2.521	£2.431	£3.219	£3.129
14	Residential Large site - medium density	100	3.17	£1.17	-£2.266	-£2.361	-£1.384	-£1.479	-£0.503	-£0.598	£0.372	£0.279	£0.823	£0.731	£1.604	£1.513	£1.822	£1.732	£2.521	£2.431	£3.219	£3.129
15	Residential Large site - high density	100	3.00	£1.11	-£2.266	-£2.361	-£1.384	-£1.479	-£0.503	-£0.598	£0.372	£0.279	£0.823	£0.731	£1.604	£1.513	£1.822	£1.732	£2.521	£2.431	£3.219	£3.129
16	Residential Large site - low density	200	7.41	£2.74	-£4.684	-£4.870	-£2.972	-£3.159	-£1.270	-£1.454	£0.405	£0.225	£1.298	£1.120	£2.793	£2.617	£3.240	£3.067	£4.575	£4.401	£5.910	£5.736
17	Residential Large site - medium density	200	6.35	£2.35	-£4.684	-£4.870	-£2.972	-£3.159	-£1.270	-£1.454	£0.405	£0.225	£1.298	£1.120	£2.793	£2.617	£3.240	£3.067	£4.575	£4.401	£5.910	£5.736
18	Strategic scale site - low density	500	22.22	£8.22	-£24.533	-£25.081	-£20.285	-£20.834	-£16.038	-£16.587	-£11.791	-£12.339	-£9.680	-£10.224	-£5.831	-£6.368	-£4.847	-£5.377	-£1.455	-£1.977	£1.370	£1.361
19	Strategic scale site - medium density	500	19.05	£7.05	-£24.533	-£25.081	-£20.285	-£20.834	-£16.038	-£16.587	-£11.791	-£12.339	-£9.680	-£10.224	-£5.831	-£6.368	-£4.847	-£5.377	-£1.455	-£1.977	£1.870	£1.361
20	Strategic scale site - low density	750	33.33	£12.33	-£34.082	-£34.862	-£27.985	-£28.765	-£21.888	-£22.669	-£15.791	-£16.572	-£12.827	-£13.598	-£7.481	-£8.219	-£6.183	-£6.888	-£1.530	-£2.242	£2.977	£2.286
21	Strategic scale site - medium density	750	28.57	£10.57	-£34.082	-£34.862	-£27.985	-£28.765	-£21.888	-£22.669	-£15.791	-£16.572	-£12.827	-£13.598	-£7.481	-£8.219	-£6.183	-£6.888	-£1.530	-£2.242	£2.977	£2.286
22	Strategic scale site - medium density	1500	57.14	£21.14	-£57.277	-£59.659	-£46.255	-£47.638	-£35.234	-£36.616	-£24.214	-£25.618	-£19.453	-£20.710	-£10.819	-£11.988	-£8.615	-£9.561	-£1.504	-£2.615	£5.547	£4.475
23	Strategic scale site - medium density	3300	145.05	£53.67	-£101.832	-£104.448	-£80.480	-£83.096	-£59.128	-£61.744	-£38.526	-£40.815	-£30.512	-£32.597	-£16.401	-£18.280	-£13.262	-£15.099	-£1.507	-£3.282	£9.790	£8.076
24	Housing for Elderly (C3) - high density	40	0.50	£0.18	£2.493	£2.525	£2.306	£2.338	£2.120	£2.152	£1.933	£1.965	£1.817	£1.849	£1.645	£1.677	£1.574	£1.606	£1.410	£1.450	£1.261	£1.293
25	Housing for Elderly (C3) - high density	60	0.75	£0.28	-£2.763	-£3.010	-£2.494	-£2.532	-£2.209	-£2.251	-£1.923	-£1.970	-£1.752	-£1.800	-£1.495	-£1.544	-£1.338	-£1.416	-£1.119	-£1.203	-£1.021	-£1.059
26	Housing for Elderly (C2) extra care	70	0.87	£0.32	-£4.740	-£4.796	-£4.440	-£4.496	-£4.139	-£4.195	-£3.838	-£3.895	-£3.645	-£3.701	-£3.369	-£3.425	-£3.247	-£3.304	-£2.995	-£3.051	-£2.743	-£2.799
27	Retail (comparison)	0	0.12	£0.05	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606
28	Retail (comparison)	0	0.12	£0.05	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352
29	Retail (comparison)	0	0.83	£0.31	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015
30	Retail (convenience)	0	0.38	£0.14	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249
31	Retail (convenience)	0	1.00	£0.37	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999
32	Retail (convenience)	0	1.00	£0.37	£7.546	£7.499	£7.546	£7.499	£7.546	£7.499	£7.546	£7.499	£7.546	£7.499	£7.546	£7.499	£7.546	£7.499	£7.546	£7.499	£7.546	£7.499
33	Offices	0	0.33	£0.12	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399
34	Offices	0	0.22	£0.08	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499
35	Offices	0	0.21	£0.08	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599
36	Industrial (40% plot ratio)	0	1.00	£0.37	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373
37	Warehousing/logistics (50% plot ratio)	0	1.00	£0.37	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471
38	Warehousing/logistics (60% plot ratio)	0	1.00	£0.37	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569
39	Hotel (75 rooms)	0	0.11	£0.04	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031
40	Hotel (100 rooms)	0	0.11	£0.04	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041
41	Hotel (125 room)	0	0.11	£0.04	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051
42	Hotel (150 rooms)	0	0.68	£0.25	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062
43	Leisure use	0	0.30	£0.11	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516
44	Leisure use	0	0.30	£0.11	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516
45	Leisure use	0	0.30	£0.11	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516
46	Community use	0	0.40	£0.15	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355
47	Community use	0	0.50	£0.18	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194
48	Community use	0	0.60	£0.22	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033

	BLV: GREENFIELD (LOWER)				0% affordable £2,029 psm		0% affordable £2,163 psm		0% affordable £2,297 psm		0% affordable £2,431 psm		10% affordable £2,565 psm		10% affordable £2,698 psm		20% affordable £2,832 psm		20% affordable £2,966 psm		20% affordable £3,100 psm	
	Description	No of units		BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1	Residential Small site - low density	5	0.19	£0.05	£0.113	£0.118	£0.068	£0.073	£0.023	£0.028	£0.021	£0.017	£0.044	£0.039	£0.084	£0.080	£0.096	£0.091	£0.132	£0.127	£0.168	£0.163
2	Residential Small site - medium density	5	0.16	£0.04	£0.113	£0.118	£0.068	£0.073	£0.023	£0.028	£0.021	£0.017	£0.044	£0.039	£0.084	£0.080	£0.096	£0.091	£0.132	£0.127	£0.168	£0.163
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.328	-£0.333	-£0.290	-£0.295	-£0.251	-£0.257	-£0.213	-£0.219	-£0.190	-£0.196	-£0.155	-£0.161	-£0.142	-£0.148	-£0.111	-£0.117	-£0.080	-£0.085
4	Residential Small site - low density	10	0.37	£0.09	-£0.227	-£0.236	-£0.137	-£0.146	-£0.046	-£0.056	£0.043	£0.033	£0.088	£0.079	£0.169	£0.159	£0.191	£0.182	£0.264	£0.254	£0.336	£0.327
5	Residential Small site - medium density	10	0.32	£0.08	-£0.227	-£0.236	-£0.137	-£0.146	-£0.046	-£0.056	£0.043	£0.033	£0.088	£0.079	£0.169	£0.159	£0.191	£0.182	£0.264	£0.254	£0.336	£0.327
6	Residential Small site - higher density	10	0.30	£0.07	-£0.227	-£0.236	-£0.137	-£0.146	-£0.046	-£0.056	£0.043	£0.033	£0.088	£0.079	£0.169	£0.159	£0.191	£0.182	£0.264	£0.254	£0.336	£0.327
7	Residential Medium site - low density	25	0.93	£0.23	-£0.567	-£0.591	-£0.342	-£0.366	-£0.116	-£0.140	£0.107	£0.083	£0.221	£0.197	£0.422	£0.398	£0.478	£0.454	£0.659	£0.636	£0.840	£0.817
8	Residential Medium site - medium density	25	0.79	£0.20	-£0.567	-£0.591	-£0.342	-£0.366	-£0.116	-£0.140	£0.107	£0.083	£0.221	£0.197	£0.422	£0.398	£0.478	£0.454	£0.659	£0.636	£0.840	£0.817
9	Residential Medium site - higher density	25	0.75	£0.19	-£0.567	-£0.591	-£0.342	-£0.366	-£0.116	-£0.140	£0.107	£0.083	£0.221	£0.197	£0.422	£0.398	£0.478	£0.454	£0.659	£0.636	£0.840	£0.817
10	Residential Medium site - low density	50	1.85	£0.46	-£1.051	-£1.098	-£0.603	-£0.651	-£0.156	-£0.204	£0.286	£0.240	£0.505	£0.459	£0.905	£0.858	£1.008	£0.962	£1.368	£1.322	£1.727	£1.681
11	Residential Medium site - medium density	50	1.59	£0.39	-£1.051	-£1.098	-£0.603	-£0.651	-£0.156	-£0.204	£0.286	£0.240	£0.505	£0.459	£0.905	£0.858	£1.008	£0.962	£1.368	£1.322	£1.727	£1.681
12	Residential Medium site - higher density	50	1.50	£0.37	-£1.051	-£1.098	-£0.603	-£0.651	-£0.156	-£0.204	£0.286	£0.240	£0.719	£0.672	£1.154	£1.107	£1.571	£1.525	£2.001	£1.955	£2.431	£2.385
13	Residential Large site - low density	100	3.70	£0.91	-£2.266	-£2.361	-£1.384	-£1.479	-£0.503	-£0.598	£0.372	£0.279	£0.823	£0.731	£1.604	£1.513	£1.822	£1.732	£2.521	£2.431	£3.219	£3.129
14	Residential Large site - medium density	100	3.17	£0.78	-£2.266	-£2.361	-£1.384	-£1.479	-£0.503	-£0.598	£0.372	£0.279	£0.823	£0.731	£1.604	£1.513	£1.822	£1.732	£2.521	£2.431	£3.219	£3.129
15	Residential Large site - high density	100	3.00	£0.74	-£2.266	-£2.361	-£1.384	-£1.479	-£0.503	-£0.598	£0.372	£0.279	£0.823	£0.731	£1.604	£1.513	£1.822	£1.732	£2.521	£2.431	£3.219	£3.129
16	Residential Large site - low density	200	7.41	£1.83	-£4.684	-£4.870	-£2.972	-£3.159	-£1.270	-£1.454	£0.405	£0.225	£1.298	£1.120	£2.793	£2.617	£3.240	£3.067	£4.575	£4.401	£5.910	£5.736
17	Residential Large site - medium density	200	6.35	£1.57	-£4.684	-£4.870	-£2.972	-£3.159	-£1.270	-£1.454	£0.405	£0.225	£1.298	£1.120	£2.793	£2.617	£3.240	£3.067	£4.575	£4.401	£5.910	£5.736
18	Strategic scale site - low density	500	22.22	£5.49	-£24.533	-£25.081	-£20.285	-£20.834	-£16.038	-£16.587	-£11.791	-£12.339	-£9.680	-£10.224	-£5.831	-£6.368	-£4.847	-£5.377	-£1.455	-£1.977	£1.870	£1.361
19	Strategic scale site - medium density	500	19.05	£4.70	-£24.533	-£25.081	-£20.285	-£20.834	-£16.038	-£16.587	-£11.791	-£12.339	-£9.680	-£10.224	-£5.831	-£6.368	-£4.847	-£5.377	-£1.455	-£1.977	£1.870	£1.361
20	Strategic scale site - low density	750	33.33	£8.23	-£34.082	-£34.862	-£27.985	-£28.765	-£21.888	-£22.669	-£15.791	-£16.572	-£12.827	-£13.598	-£7.481	-£8.219	-£6.183	-£6.888	-£1.530	-£2.242	£2.977	£2.286
21	Strategic scale site - medium density	750	28.57	£7.06	-£34.082	-£34.862	-£27.985	-£28.765	-£21.888	-£22.669	-£15.791	-£16.572	-£12.827	-£13.598	-£7.481	-£8.219	-£6.183	-£6.888	-£1.530	-£2.242	£2.977	£2.286
22	Strategic scale site - medium density	1500	57.14	£14.11	-£57.277	-£59.659	-£46.255	-£47.638	-£35.234	-£36.616	-£24.214	-£25.618	-£19.453	-£20.710	-£10.819	-£11.988	-£8.615	-£9.561	-£1.504	-£2.615	£5.547	£4.475
23	Strategic scale site - medium density	3300	145.05	£35.83	-£101.832	-£104.448	-£80.480	-£83.096	-£59.128	-£61.744	-£38.526	-£40.815	-£30.512	-£32.597	-£16.401	-£18.280	-£13.262	-£15.099	-£1.507	-£3.282	£9.790	£8.076
24	Housing for Elderly (C3) - high density	40	0.50	£0.12	-£2.493	-£2.525	-£2.306	-£2.338	-£2.120	-£2.152	-£1.933	-£1.965	-£1.817	-£1.849	-£1.645	-£1.677	-£1.574	-£1.606	-£1.410	-£1.450	-£1.261	-£1.293
25	Housing for Elderly (C3) - high density	60	0.75	£0.19	-£2.763	-£3.010	-£2.494	-£2.532	-£2.209	-£2.251	-£1.923	-£1.970	-£1.752	-£1.800	-£1.495	-£1.544	-£1.338	-£1.416	-£1.119	-£1.203	-£1.021	-£1.059
26	Housing for Elderly (C2) extra care	70	0.87	£0.22	-£4.740	-£4.796	-£4.440	-£4.496	-£4.139	-£4.195	-£3.838	-£3.895	-£3.645	-£3.701	-£3.369	-£3.425	-£3.247	-£3.304	-£2.995	-£3.051	-£2.743	-£2.799
27	Retail (comparison)	0	0.33	£0.08	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606
28	Retail (comparison)	0	0.12	£0.03	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352
29	Retail (comparison)	0	0.83	£0.21	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015
30	Retail (convenience)	0	0.38	£0.09	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249
31	Retail (convenience)	0	1.00	£0.25	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999
32	Retail (convenience)	0	1.00	£0.25	£7.546	£7.499	£7.546	£7.499	£7.546	£7.499	£7.546	£7.499	£7.546	£7.499	£7.546	£7.499	£7.546	£7.499	£7.546	£7.499	£7.546	£7.499
33	Offices	0	0.33	£0.08	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399
34	Offices	0	0.22	£0.05	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499
35	Offices	0	0.21	£0.05	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599
36	Industrial (40% plot ratio)	0	1.00	£0.25	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373
37	Warehousing/logistics (50% plot ratio)	0	1.00	£0.25	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471
38	Warehousing/logistics (60% plot ratio)	0	1.00	£0.25	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569
39	Hotel (75 rooms)	0	0.11	£0.03	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031
40	Hotel (100 rooms)	0	0.11	£0.03	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041
41	Hotel (125 room)	0	0.11	£0.03	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051
42	Hotel (150 rooms)	0	0.68	£0.17	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062
43	Leisure use	0	0.30	£0.07	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516
44	Leisure use	0	0.30	£0.07	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516
45	Leisure use	0	0.30	£0.07	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516
46	Community use	0	0.40	£0.10	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355
47	Community use	0	0.50	£0.12	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194
48	Community use	0	0.60	£0.15	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033

Table 6.24.1: Electric Vehicle Charging

Electric Vehicle Charging — Sales value (£ psm):

BLV: SECONDARY INDUSTRIAL					0% affordable £2,029 psm		0% affordable £2,163 psm		0% affordable £2,297 psm		10% affordable £2,431 psm		10% affordable £2,565 psm		10% affordable £2,698 psm		20% affordable £2,832 psm		20% affordable £2,966 psm		20% affordable £3,100 psm	
	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	Residential Small site - low density	5	0.19	£0.19	-£0.113	-£0.116	-£0.068	-£0.071	-£0.023	-£0.026	£0.021	£0.019	£0.044	£0.042	£0.084	£0.082	£0.096	£0.093	£0.132	£0.130	£0.168	£0.166
2	Residential Small site - medium density	5	0.16	£0.16	-£0.113	-£0.116	-£0.068	-£0.071	-£0.023	-£0.026	£0.021	£0.019	£0.044	£0.042	£0.084	£0.082	£0.096	£0.093	£0.132	£0.130	£0.168	£0.166
3	Residential Small site - higher density (flats)	5	0.06	£0.06	-£0.323	-£0.326	-£0.280	-£0.283	-£0.235	-£0.238	-£0.216	-£0.218	-£0.190	-£0.193	-£0.155	-£0.158	-£0.142	-£0.145	-£0.111	-£0.114	-£0.068	-£0.072
4	Residential Small site - low density	10	0.37	£0.38	-£0.227	-£0.231	-£0.137	-£0.141	-£0.046	-£0.051	£0.043	£0.038	£0.088	£0.084	£0.169	£0.164	£0.191	£0.187	£0.264	£0.259	£0.336	£0.332
5	Residential Small site - medium density	10	0.32	£0.33	-£0.227	-£0.231	-£0.137	-£0.141	-£0.046	-£0.051	£0.043	£0.038	£0.088	£0.084	£0.169	£0.164	£0.191	£0.187	£0.264	£0.259	£0.336	£0.332
6	Residential Small site - higher density	10	0.30	£0.31	-£0.227	-£0.231	-£0.137	-£0.141	-£0.046	-£0.051	£0.043	£0.038	£0.088	£0.084	£0.169	£0.164	£0.191	£0.187	£0.264	£0.259	£0.336	£0.332
7	Residential Medium site - low density	25	0.93	£0.95	-£0.567	-£0.578	-£0.342	-£0.353	-£0.116	-£0.126	£0.107	£0.096	£0.221	£0.210	£0.422	£0.411	£0.478	£0.466	£0.659	£0.648	£0.840	£0.829
8	Residential Medium site - medium density	25	0.79	£0.82	-£0.567	-£0.578	-£0.342	-£0.353	-£0.116	-£0.126	£0.107	£0.096	£0.221	£0.210	£0.422	£0.411	£0.478	£0.466	£0.659	£0.648	£0.840	£0.829
9	Residential Medium site - higher density	25	0.75	£0.77	-£0.567	-£0.578	-£0.342	-£0.353	-£0.116	-£0.126	£0.107	£0.096	£0.221	£0.210	£0.422	£0.411	£0.478	£0.466	£0.659	£0.648	£0.840	£0.829
10	Residential Medium site - low density	50	1.85	£1.90	-£1.051	-£1.073	-£0.603	-£0.626	-£0.156	-£0.178	£0.286	£0.265	£0.505	£0.483	£0.905	£0.883	£1.008	£0.986	£1.368	£1.346	£1.727	£1.705
11	Residential Medium site - medium density	50	1.59	£1.63	-£1.051	-£1.073	-£0.603	-£0.626	-£0.156	-£0.178	£0.286	£0.265	£0.505	£0.483	£0.905	£0.883	£1.008	£0.986	£1.368	£1.346	£1.727	£1.705
12	Residential Medium site - higher density	50	1.50	£1.54	-£1.051	-£1.073	-£0.603	-£0.626	-£0.156	-£0.178	£0.286	£0.265	£0.719	£0.697	£1.154	£1.132	£1.571	£1.549	£2.001	£1.979	£2.431	£2.409
13	Residential Large site - low density	100	3.70	£3.80	-£2.266	-£2.310	-£1.384	-£1.429	-£0.503	-£0.547	£0.372	£0.329	£0.823	£0.779	£1.604	£1.561	£1.822	£1.779	£2.521	£2.478	£3.219	£3.177
14	Residential Large site - medium density	100	3.17	£3.26	-£2.266	-£2.310	-£1.384	-£1.429	-£0.503	-£0.547	£0.372	£0.329	£0.823	£0.779	£1.604	£1.561	£1.822	£1.779	£2.521	£2.478	£3.219	£3.177
15	Residential Large site - high density	100	3.00	£3.08	-£2.266	-£2.310	-£1.384	-£1.429	-£0.503	-£0.547	£0.372	£0.329	£0.823	£0.779	£1.604	£1.561	£1.822	£1.779	£2.521	£2.478	£3.219	£3.177
16	Residential Large site - low density	200	7.41	£7.61	-£4.684	-£4.771	-£2.972	-£3.059	-£1.270	-£1.356	£0.405	£0.321	£1.298	£1.214	£2.793	£2.710	£3.240	£3.156	£4.575	£4.492	£5.910	£5.827
17	Residential Large site - medium density	200	6.35	£6.52	-£4.684	-£4.771	-£2.972	-£3.059	-£1.270	-£1.356	£0.405	£0.321	£1.298	£1.214	£2.793	£2.710	£3.240	£3.156	£4.575	£4.492	£5.910	£5.827
18	Strategic scale site - low density	500	22.22	£22.82	-£24.533	-£24.743	-£20.285	-£20.496	-£16.038	-£16.248	-£11.791	-£12.001	-£9.680	-£9.890	-£5.831	-£6.038	-£4.847	-£5.054	-£1.455	-£1.659	£1.870	£1.672
19	Strategic scale site - medium density	500	19.05	£19.56	-£24.533	-£24.743	-£20.285	-£20.496	-£16.038	-£16.248	-£11.791	-£12.001	-£9.680	-£9.890	-£5.831	-£6.038	-£4.847	-£5.054	-£1.455	-£1.659	£1.870	£1.672
20	Strategic scale site - low density	750	33.33	£34.24	-£34.082	-£34.381	-£27.985	-£28.284	-£21.888	-£22.187	-£15.791	-£16.090	-£12.827	-£13.124	-£7.481	-£7.766	-£6.163	-£6.445	-£1.530	-£1.808	£2.977	£2.708
21	Strategic scale site - medium density	750	28.57	£29.34	-£34.082	-£34.381	-£27.985	-£28.284	-£21.888	-£22.187	-£15.791	-£16.090	-£12.827	-£13.124	-£7.481	-£7.766	-£6.163	-£6.445	-£1.530	-£1.808	£2.977	£2.708
22	Strategic scale site - medium density	1,500	57.14	£58.69	-£57.277	-£57.806	-£46.256	-£46.786	-£35.236	-£35.766	-£24.284	-£24.793	-£19.453	-£19.937	-£10.819	-£11.269	-£8.815	-£9.261	-£1.504	-£1.937	£5.547	£5.130
23	Strategic scale site - medium density	3,300	145.05	£148.98	-£101.832	-£102.855	-£80.480	-£81.483	-£59.128	-£60.131	-£38.528	-£39.398	-£30.572	-£31.314	-£16.401	-£17.124	-£13.262	-£13.975	-£1.500	-£2.169	£9.789	£9.120
24	Housing for Elderly (C3) - high density	40	0.50	£0.51	-£2.483	-£2.511	-£2.108	-£2.124	-£2.129	-£2.137	-£1.933	-£1.950	-£1.817	-£1.834	-£1.645	-£1.662	-£1.574	-£1.592	-£1.416	-£1.433	-£1.261	-£1.279
25	Housing for Elderly (C3) - high density	60	0.75	£0.77	-£3.762	-£3.788	-£3.484	-£3.510	-£3.206	-£3.232	-£2.928	-£2.954	-£2.752	-£2.778	-£2.496	-£2.522	-£2.388	-£2.414	-£2.154	-£2.181	-£1.921	-£1.947
26	Housing for Elderly (C2) extra care	70	0.87	£0.90	-£4.740	-£4.771	-£4.440	-£4.470	-£4.139	-£4.169	-£3.838	-£3.869	-£3.645	-£3.675	-£3.369	-£3.399	-£3.247	-£3.276	-£2.995	-£3.026	-£2.743	-£2.773
27	Retail (comparison)	-	0.33	£0.34	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637
28	Retail (comparison)	-	0.12	£0.13	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364
29	Retail (comparison)	-	0.83	£0.86	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092
30	Retail (convenience)	-	0.38	£0.39	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264
31	Retail (convenience)	-	1.00	£1.03	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036
32	Retail (convenience)	-	1.00	£1.03	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546
33	Offices	-	0.33	£0.34	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338
34	Offices	-	0.22	£0.23	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423
35	Offices	-	0.21	£0.21	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507
36	Industrial (40% plot ratio)	-	1.00	£1.03	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393
37	Warehousing/logistics (50% plot ratio)	-	1.00	£1.03	£0.488	£0.488	£0.488	£0.488	£0.488	£0.488	£0.488	£0.488	£0.488	£0.488	£0.488	£0.488	£0.488	£0.488	£0.488	£0.488	£0.488	£0.488
38	Warehousing/logistics (60% plot ratio)	-	1.00	£1.03	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599
39	Hotel (75 rooms)	-	0.11	£0.12	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063
40	Hotel (100 rooms)	-	0.11	£0.12	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084
41	Hotel (125 room)	-	0.11	£0.12	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105
42	Hotel (150 rooms)	-	0.68	£0.70	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126
43	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491
44	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491
45	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491
46	Community use	-	0.40	£0.41	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322
47	Community use	-	0.50	£0.51	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152
48	Community use	-	0.60	£0.62	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS)					0% affordable £2,029 psm		0% affordable £2,163 psm		0% affordable £2,297 psm		10% affordable £2,431 psm		10% affordable £2,565 psm		10% affordable £2,698 psm		20% affordable £2,832 psm		20% affordable £2,966 psm		20% affordable £3,100 psm	
	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	Residential Small site - low density	5	0.19	£0.09	-£0.113	-£0.116	-£0.068	-£0.071	-£0.023	-£0.026	£0.021	£0.019	£0.044	£0.042	£0.084	£0.082	£0.096	£0.093	£0.132	£0.130	£0.168	£0.166
2	Residential Small site - medium density	5	0.16	£0.08	-£0.113	-£0.116	-£0.068	-£0.071	-£0.023	-£0.026	£0.021	£0.019	£0.044	£0.042	£0.084	£0.082	£0.096	£0.093	£0.132	£0.130	£0.168	£0.166
3	Residential Small site - higher density (flats)	5	0.06	£0.03	-£0.323	-£0.326	-£0.280	-£0.283	-£0.235	-£0.238	-£0.216	-£0.218	-£0.190	-£0.193	-£0.155	-£0.158	-£0.142	-£0.145	-£0.111	-£0.114	-£0.068	-£0.072
4	Residential Small site - low density	10	0.37	£0.19	-£0.227	-£0.231	-£0.137	-£0.141	-£0.046	-£0.051	£0.043	£0.038	£0.088	£0.084	£0.169	£0.164	£0.191	£0.187	£0.264	£0.259	£0.336	£0.332
5	Residential Small site - medium density	10	0.32	£0.16	-£0.227	-£0.231	-£0.137	-£0.141	-£0.046	-£0.051	£0.043	£0.038	£0.088	£0.084	£0.169	£0.164	£0.191	£0.187	£0.264	£0.259	£0.336	£0.332
6	Residential Small site - higher density	10	0.30	£0.15	-£0.227	-£0.231	-£0.137	-£0.141	-£0.046	-£0.051	£0.043	£0.038	£0.088	£0.084	£0.169	£0.164	£0.191	£0.187	£0.264	£0.259	£0.336	£0.332
7	Residential Medium site - low density	25	0.93	£0.46	-£0.567	-£0.578	-£0.342	-£0.353	-£0.116	-£0.126	£0.107	£0.096	£0.221	£0.210	£0.422	£0.411	£0.478	£0.466	£0.659	£0.648	£0.840	£0.829
8	Residential Medium site - medium density	25	0.79	£0.40	-£0.567	-£0.578	-£0.342	-£0.353	-£0.116	-£0.126	£0.107	£0.096	£0.221	£0.210	£0.422	£0.411	£0.478	£0.466	£0.659	£0.648	£0.840	£0.829
9	Residential Medium site - higher density	25	0.75	£0.38	-£0.567	-£0.578	-£0.342	-£0.353	-£0.116	-£0.126	£0.107	£0.096	£0.221	£0.210	£0.422	£0.411	£0.478	£0.466	£0.659	£0.648	£0.840	£0.829
10	Residential Medium site - low density	50	1.85	£0.93	-£1.051	-£1.073	-£0.603	-£0.626	-£0.156	-£0.178	£0.286	£0.265	£0.505	£0.483	£0.905	£0.883	£1.008	£0.986	£1.368	£1.346	£1.727	£1.705
11	Residential Medium site - medium density	50	1.59	£0.79	-£1.051	-£1.073	-£0.603	-£0.626	-£0.156	-£0.178	£0.286	£0.265	£0.505	£0.483	£0.905	£0.883	£1.008	£0.986	£1.368	£1.346	£1.727	£1.705
12	Residential Medium site - higher density	50	1.50	£0.75	-£1.051	-£1.073	-£0.603	-£0.626	-£0.156	-£0.178	£0.286	£0.265	£0.719	£0.697	£1.154	£1.132	£1.571	£1.549	£2.001	£1.979	£2.431	£2.409
13	Residential Large site - low density	100	3.70	£1.85	-£2.266	-£2.310	-£1.384	-£1.429	-£0.503	-£0.547	£0.372	£0.329	£0.823	£0.779	£1.604	£1.561	£1.822	£1.779	£2.521	£2.478	£3.219	£3.177
14	Residential Large site - medium density	100	3.17	£1.59	-£2.266	-£2.310	-£1.384	-£1.429	-£0.503	-£0.547	£0.372	£0.329	£0.823	£0.779	£1.604	£1.561	£1.822	£1.779	£2.521	£2.478	£3.219	£3.177
15	Residential Large site - high density	100	3.00	£1.50	-£2.266	-£2.310	-£1.384	-£1.429	-£0.503	-£0.547	£0.372	£0.329	£0.823	£0.779	£1.604	£1.561	£1.822	£1.779	£2.521	£2.478	£3.219	£3.177
16	Residential Large site - low density	200	7.41	£3.70	-£4.684	-£4.771	-£2.972	-£3.059	-£1.270	-£1.356	£0.405	£0.321	£1.298	£1.214	£2.793	£2.710	£3.240	£3.156	£4.575	£4.492	£5.910	£5.827
17	Residential Large site - medium density	200	6.35	£3.17	-£4.684	-£4.771	-£2.972	-£3.059	-£1.270	-£1.356	£0.405	£0.321	£1.298	£1.214	£2.793	£2.710	£3.240	£3.156	£4.575	£4.492	£5.910	£5.827
18	Strategic scale site - low density	500	22.22	£11.11	-£24.533	-£24.743	-£20.285	-£20.496	-£16.038	-£16.248	-£11.791	-£12.001	-£9.680	-£9.890	-£5.831	-£6.038	-£4.847	-£5.054	-£1.455	-£1.659	£1.870	£1.672
19	Strategic scale site - medium density	500	19.05	£9.52	-£24.533	-£24.743	-£20.285	-£20.496	-£16.038	-£16.248	-£11.791	-£12.001	-£9.680	-£9.890	-£5.831	-£6.038	-£4.847	-£5.054	-£1.455	-£1.659	£1.870	£1.672
20	Strategic scale site - low density	750	33.33	£16.67	-£34.082	-£34.381	-£27.985	-£28.284	-£21.888	-£22.187	-£15.791	-£16.090	-£12.827	-£13.124	-£7.481	-£7.766	-£6.163	-£6.445	-£1.530	-£1.808	£2.977	£2.708
21	Strategic scale site - medium density	750	28.57	£14.29	-£34.082	-£34.381	-£27.985	-£28.284	-£21.888	-£22.187	-£15.791	-£16.090	-£12.827	-£13.124	-£7.481	-£7.766	-£6.163	-£6.445	-£1.530	-£1.808	£2.977	£2.708
22	Strategic scale site - medium density	1500	57.14	£28.57	-£57.277	-£57.806	-£46.256	-£46.786	-£35.236	-£35.766	-£24.284	-£24.793	-£19.453	-£19.937	-£10.819	-£11.269	-£8.815	-£9.261	-£1.504	-£1.937	£5.547	£5.130
23	Strategic scale site - medium density	3300	145.05	£72.53	-£101.832	-£102.855	-£80.480	-£81.483	-£59.128	-£60.131	-£38.528	-£39.398	-£30.572	-£31.314	-£16.401	-£17.124	-£13.262	-£13.975	-£1.500	-£2.169	£9.789	£9.120
24	Housing for Elderly (C3) - high density	40	0.50	£0.25	-£2.493	-£2.511	-£2.106	-£2.124	-£2.120	-£2.137	-£1.933	-£1.950	-£1.817	-£1.834	-£1.645	-£1.662	-£1.574	-£1.592	-£1.416	-£1.433	-£1.261	-£1.279
25	Housing for Elderly (C3) - high density	60	0.75	£0.37	-£3.762	-£3.788	-£3.484	-£3.510	-£3.206	-£3.232	-£2.928	-£2.954	-£2.752	-£2.778	-£2.496	-£2.522	-£2.388	-£2.414	-£2.154	-£2.181	-£1.921	-£1.947
26	Housing for Elderly (C2) extra care	70	0.87	£0.44	-£4.740	-£4.771	-£4.440	-£4.470	-£4.139	-£4.169	-£3.838	-£3.869	-£3.645	-£3.675	-£3.369	-£3.399	-£3.247	-£3.276	-£2.995	-£3.026	-£2.743	-£2.773
27	Retail (comparison)	0	0.33	£0.17	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637
28	Retail (comparison)	0	0.12	£0.06	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364
29	Retail (comparison)	0	0.83	£0.42	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092
30	Retail (convenience)	0	0.38	£0.19	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264
31	Retail (convenience)	0	1.00	£0.50	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036
32	Retail (convenience)	0	1.00	£0.50	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546
33	Offices	0	0.33	£0.17	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338
34	Offices	0	0.22	£0.11	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423
35	Offices	0	0.21	£0.10	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507
36	Industrial (40% plot ratio)	0	1.00	£0.50	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393
37	Warehousing/logistics (50% plot ratio)	0	1.00	£0.50	£0.456	£0.456	£0.456	£0.456	£0.456	£0.456	£0.456	£0.456	£0.456	£0.456	£0.456	£0.456	£0.456	£0.456	£0.456	£0.456	£0.456	£0.456
38	Warehousing/logistics (60% plot ratio)	0	1.00	£0.50	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599
39	Hotel (75 rooms)	0	0.11	£0.06	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063
40	Hotel (100 rooms)	0	0.11	£0.06	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084
41	Hotel (125 room)	0	0.11	£0.06	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105
42	Hotel (150 rooms)	0	0.68	£0.34	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126
43	Leisure use	0	0.30	£0.15	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491
44	Leisure use	0	0.30	£0.15	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491
45	Leisure use	0	0.30	£0.15	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491
46	Community use	0	0.40	£0.20	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322
47	Community use	0	0.50	£0.25	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152
48	Community use	0	0.60	£0.30	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983

Table 6.24.1: Electric Vehicle Charging (continued)

BLV: GREENFIELD (HIGHER)				0% affordable £2,029 psm		0% affordable £2,163 psm		0% affordable £2,297 psm		10% affordable £2,431 psm		10% affordable £2,565 psm		10% affordable £2,698 psm		20% affordable £2,832 psm		20% affordable £2,966 psm		20% affordable £3,100 psm	
	Description	No of units		BLV (£ m)	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC
1	Residential Small site - low density	5	0.19	£0.07	-£0.113	-£0.116	-£0.068	-£0.071	-£0.023	-£0.026	£0.021	£0.018	£0.044	£0.042	£0.084	£0.082	£0.096	£0.093	£0.132	£0.130	£0.168	£0.166
2	Residential Small site - medium density	5	0.16	£0.06	-£0.113	-£0.116	-£0.068	-£0.071	-£0.023	-£0.026	£0.021	£0.018	£0.044	£0.042	£0.084	£0.082	£0.096	£0.093	£0.132	£0.130	£0.168	£0.166
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.328	-£0.330	-£0.290	-£0.292	-£0.251	-£0.254	-£0.213	-£0.215	-£0.190	-£0.192	-£0.155	-£0.158	-£0.142	-£0.145	-£0.111	-£0.113	-£0.080	-£0.082
4	Residential Small site - low density	10	0.37	£0.14	-£0.227	-£0.231	-£0.137	-£0.141	-£0.046	-£0.051	£0.043	£0.038	£0.088	£0.084	£0.169	£0.164	£0.191	£0.187	£0.264	£0.259	£0.336	£0.332
5	Residential Small site - medium density	10	0.32	£0.12	-£0.227	-£0.231	-£0.137	-£0.141	-£0.046	-£0.051	£0.043	£0.038	£0.088	£0.084	£0.169	£0.164	£0.191	£0.187	£0.264	£0.259	£0.336	£0.332
6	Residential Small site - higher density	10	0.30	£0.11	-£0.227	-£0.231	-£0.137	-£0.141	-£0.046	-£0.051	£0.043	£0.038	£0.088	£0.084	£0.169	£0.164	£0.191	£0.187	£0.264	£0.259	£0.336	£0.332
7	Residential Medium site - low density	25	0.34	£0.34	-£0.567	-£0.578	-£0.342	-£0.353	-£0.116	-£0.126	£0.107	£0.096	£0.221	£0.210	£0.422	£0.411	£0.478	£0.466	£0.659	£0.648	£0.840	£0.829
8	Residential Medium site - medium density	25	0.79	£0.29	-£0.567	-£0.578	-£0.342	-£0.353	-£0.116	-£0.126	£0.107	£0.096	£0.221	£0.210	£0.422	£0.411	£0.478	£0.466	£0.659	£0.648	£0.840	£0.829
9	Residential Medium site - higher density	25	0.75	£0.28	-£0.567	-£0.578	-£0.342	-£0.353	-£0.116	-£0.126	£0.107	£0.096	£0.221	£0.210	£0.422	£0.411	£0.478	£0.466	£0.659	£0.648	£0.840	£0.829
10	Residential Medium site - low density	50	1.85	£0.69	-£1.051	-£1.073	-£0.603	-£0.626	-£0.156	-£0.178	£0.286	£0.265	£0.505	£0.483	£0.905	£0.883	£1.008	£0.986	£1.368	£1.346	£1.727	£1.705
11	Residential Medium site - medium density	50	1.59	£0.59	-£1.051	-£1.073	-£0.603	-£0.626	-£0.156	-£0.178	£0.286	£0.265	£0.505	£0.483	£0.905	£0.883	£1.008	£0.986	£1.368	£1.346	£1.727	£1.705
12	Residential Medium site - higher density	50	1.50	£0.56	-£1.051	-£1.073	-£0.603	-£0.626	-£0.156	-£0.178	£0.286	£0.265	£0.719	£0.697	£1.154	£1.132	£1.571	£1.549	£2.001	£1.979	£2.431	£2.409
13	Residential Large site - low density	100	3.70	£1.37	-£2.266	-£2.310	-£1.384	-£1.429	-£0.503	-£0.547	£0.372	£0.329	£0.823	£0.779	£1.604	£1.561	£1.822	£1.779	£2.521	£2.478	£3.219	£3.177
14	Residential Large site - medium density	100	3.17	£1.17	-£2.266	-£2.310	-£1.384	-£1.429	-£0.503	-£0.547	£0.372	£0.329	£0.823	£0.779	£1.604	£1.561	£1.822	£1.779	£2.521	£2.478	£3.219	£3.177
15	Residential Large site - high density	100	3.00	£1.11	-£2.266	-£2.310	-£1.384	-£1.429	-£0.503	-£0.547	£0.372	£0.329	£0.823	£0.779	£1.604	£1.561	£1.822	£1.779	£2.521	£2.478	£3.219	£3.177
16	Residential Large site - low density	200	7.41	£2.74	-£4.684	-£4.771	-£2.972	-£3.059	-£1.270	-£1.356	£0.405	£0.321	£1.298	£1.214	£2.793	£2.710	£3.240	£3.158	£4.575	£4.492	£5.910	£5.827
17	Residential Large site - medium density	200	6.35	£2.35	-£4.684	-£4.771	-£2.972	-£3.059	-£1.270	-£1.356	£0.405	£0.321	£1.298	£1.214	£2.793	£2.710	£3.240	£3.158	£4.575	£4.492	£5.910	£5.827
18	Strategic scale site - low density	500	22.22	£8.22	-£24.533	-£24.743	-£20.285	-£20.495	-£16.038	-£16.248	-£11.791	-£12.001	-£8.690	-£8.890	-£5.831	-£6.038	-£4.547	-£4.754	-£1.853	-£1.653	-£1.370	-£1.672
19	Strategic scale site - medium density	500	19.05	£7.05	-£24.533	-£24.743	-£20.285	-£20.495	-£16.038	-£16.248	-£11.791	-£12.001	-£8.690	-£8.890	-£5.831	-£6.038	-£4.547	-£4.754	-£1.853	-£1.653	-£1.370	-£1.672
20	Strategic scale site - low density	750	33.33	£12.33	-£34.082	-£34.381	-£27.985	-£28.284	-£21.888	-£22.187	-£15.791	-£16.090	-£12.827	-£13.124	-£7.481	-£7.766	-£6.163	-£6.445	-£1.530	-£1.808	£2.977	£2.708
21	Strategic scale site - medium density	750	28.57	£10.57	-£34.082	-£34.381	-£27.985	-£28.284	-£21.888	-£22.187	-£15.791	-£16.090	-£12.827	-£13.124	-£7.481	-£7.766	-£6.163	-£6.445	-£1.530	-£1.808	£2.977	£2.708
22	Strategic scale site - medium density	1500	57.14	£21.14	-£57.277	-£57.866	-£48.235	-£48.824	-£39.193	-£39.782	-£29.204	-£29.793	-£19.433	-£19.907	-£10.810	-£11.285	-£6.574	-£6.231	-£1.537	-£1.377	£5.347	£5.100
23	Strategic scale site - medium density	3300	145.05	£53.67	-£101.832	-£102.835	-£80.480	-£81.483	-£59.128	-£60.131	-£38.526	-£39.396	-£30.512	-£31.314	-£16.401	-£17.124	-£13.262	-£13.979	-£1.507	-£2.199	£9.790	£9.120
24	Housing for Elderly (C3) - high density	40	0.50	£0.18	-£2.493	-£2.511	-£2.306	-£2.324	-£2.120	-£2.137	-£1.933	-£1.950	-£1.817	-£1.834	-£1.645	-£1.662	-£1.574	-£1.592	-£1.410	-£1.435	-£1.261	-£1.279
25	Housing for Elderly (C3) - high density	60	0.75	£0.28	-£2.763	-£2.788	-£2.484	-£2.509	-£2.205	-£2.230	-£1.926	-£1.951	-£1.778	-£1.803	-£1.466	-£1.491	-£1.326	-£1.411	-£1.175	-£1.161	-£1.025	-£1.040
26	Housing for Elderly (C2) extra care	70	0.87	£0.32	-£4.740	-£4.771	-£4.440	-£4.470	-£4.139	-£4.169	-£3.838	-£3.869	-£3.645	-£3.675	-£3.369	-£3.399	-£3.247	-£3.276	-£2.995	-£3.025	-£2.743	-£2.773
27	Retail (comparison)	0	0.33	£0.12	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637
28	Retail (comparison)	0	0.12	£0.05	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364
29	Retail (comparison)	0	0.83	£0.31	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092
30	Retail (convenience)	0	0.38	£0.14	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264
31	Retail (convenience)	0	1.00	£0.37	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036
32	Retail (convenience)	0	1.00	£0.37	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546
33	Offices	0	0.33	£0.12	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338
34	Offices	0	0.22	£0.08	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423
35	Offices	0	0.21	£0.08	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507
36	Industrial (40% plot ratio)	0	1.00	£0.37	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393
37	Warehousing/logistics (50% plot ratio)	0	1.00	£0.37	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496
38	Warehousing/logistics (60% plot ratio)	0	1.00	£0.37	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599
39	Hotel (75 rooms)	0	0.11	£0.04	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063
40	Hotel (100 rooms)	0	0.11	£0.04	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084
41	Hotel (125 room)	0	0.11	£0.04	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105
42	Hotel (150 rooms)	0	0.68	£0.25	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126
43	Leisure use	0	0.30	£0.11	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491
44	Leisure use	0	0.30	£0.11	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491
45	Leisure use	0	0.30	£0.11	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491
46	Community use	0	0.40	£0.15	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322
47	Community use	0	0.50	£0.18	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152
48	Community use	0	0.60	£0.22	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983

BLV: GREENFIELD (LOWER)				0% affordable £2,029 psm		0% affordable £2,163 psm		0% affordable £2,297 psm		10% affordable £2,431 psm		10% affordable £2,565 psm		10% affordable £2,698 psm		20% affordable £2,832 psm		20% affordable £2,966 psm		20% affordable £3,100 psm	
	Description	No of units		BLV (£ m)	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC
1	Residential Small site - low density	5	0.19	£0.05	-£0.113	-£0.116	-£0.068	-£0.071	-£0.023	-£0.026	£0.021	£0.018	£0.044	£0.042	£0.084	£0.082	£0.096	£0.093	£0.132	£0.130	£0.168	£0.166
2	Residential Small site - medium density	5	0.16	£0.04	-£0.113	-£0.116	-£0.068	-£0.071	-£0.023	-£0.026	£0.021	£0.018	£0.044	£0.042	£0.084	£0.082	£0.096	£0.093	£0.132	£0.130	£0.168	£0.166
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.328	-£0.330	-£0.290	-£0.292	-£0.251	-£0.254	-£0.213	-£0.215	-£0.190	-£0.192	-£0.155	-£0.158	-£0.142	-£0.145	-£0.111	-£0.113	-£0.080	-£0.082
4	Residential Small site - low density	10	0.37	£0.09	-£0.227	-£0.231	-£0.137	-£0.141	-£0.046	-£0.051	£0.043	£0.038	£0.088	£0.084	£0.169	£0.164	£0.191	£0.187	£0.264	£0.259	£0.336	£0.332
5	Residential Small site - medium density	10	0.32	£0.08	-£0.227	-£0.231	-£0.137	-£0.141	-£0.046	-£0.051	£0.043	£0.038	£0.088	£0.084	£0.169	£0.164	£0.191	£0.187	£0.264	£0.259	£0.336	£0.332
6	Residential Small site - higher density	10	0.30	£0.07	-£0.227	-£0.231	-£0.137	-£0.141	-£0.046	-£0.051	£0.043	£0.038	£0.088	£0.084	£0.169	£0.164	£0.191	£0.187	£0.264	£0.259	£0.336	£0.332
7	Residential Medium site - low density	25	0.93	£0.23	-£0.567	-£0.578	-£0.342	-£0.353	-£0.116	-£0.126	£0.107	£0.096	£0.221	£0.210	£0.422	£0.411	£0.478	£0.466	£0.659	£0.648	£0.840	£0.829
8	Residential Medium site - medium density	25	0.79	£0.20	-£0.567	-£0.578	-£0.342	-£0.353	-£0.116	-£0.126	£0.107	£0.096	£0.221	£0.210	£0.422	£0.411	£0.478	£0.466	£0.659	£0.648	£0.840	£0.829
9	Residential Medium site - higher density	25	0.75	£0.19	-£0.567	-£0.578	-£0.342	-£0.353	-£0.116	-£0.126	£0.107	£0.096	£0.221	£0.210	£0.422	£0.411	£0.478	£0.466	£0.659	£0.648	£0.840	£0.829
10	Residential Medium site - low density	50	1.85	£0.46	-£1.051	-£1.073	-£0.603	-£0.626	-£0.156	-£0.178	£0.286	£0.265	£0.505	£0.483	£0.905	£0.883	£1.008	£0.986	£1.368	£1.346	£1.727	£1.705
11	Residential Medium site - medium density	50	1.59	£0.39	-£1.051	-£1.073	-£0.603	-£0.626	-£0.156	-£0.178	£0.286	£0.265	£0.505	£0.483	£0.905	£0.883	£1.008	£0.986	£1.368	£1.346	£1.727	£1.705
12	Residential Medium site - higher density	50	1.50	£0.37	-£1.051	-£1.073	-£0.603	-£0.626	-£0.156	-£0.178	£0.286	£0.265	£0.719	£0.697	£1.154	£1.132	£1.571	£1.549	£2.001	£1.979	£2.431	£2.409
13	Residential Large site - low density	100	3.70	£0.91	-£2.266	-£2.310	-£1.384	-£1.429	-£0.503	-£0.547	£0.372	£0.329	£0.823	£0.779	£1.604	£1.561	£1.822	£1.779	£2.521	£2.478	£3.219	£3.177
14	Residential Large site - medium density	100	3.17	£0.78	-£2.266	-£2.310	-£1.384	-£1.429	-£0.503	-£0.547	£0.372	£0.329	£0.823	£0.779	£1.604	£1.561	£1.822	£1.779	£2.521	£2.478	£3.219	£3.177
15	Residential Large site - high density	100	3.00	£0.74	-£2.266	-£2.310	-£1.384	-£1.429	-£0.503	-£0.547	£0.372	£0.329	£0.823	£0.779	£1.604	£1.561	£1.822	£1.779	£2.521	£2.478	£3.219	£3.177
16	Residential Large site - low density	200	7.41	£1.83	-£4.684	-£4.771	-£2.972	-£3.059	-£1.270	-£1.356	£0.405	£0.321	£1.298	£1.214	£2.793	£2.710	£3.240	£3.158	£4.575	£4.492	£5.910	£5.827
17	Residential Large site - medium density	200	6.35	£1.57	-£4.684	-£4.771	-£2.972	-£3.059	-£1.270	-£1.356	£0.405	£0.321	£1.298	£1.214	£2.793	£2.710	£3.240	£3.158	£4.575	£4.492	£5.910	£5.827
18	Strategic scale site - low density	500	22.22	£5.49	-£24.533	-£24.743	-£20.285	-£20.495	-£16.038	-£16.248	-£11.791	-£12.001	-£8.690	-£8.890	-£5.831	-£6.038	-£4.547	-£4.754	-£1.853	-£1.653	-£1.370	-£1.672
19	Strategic scale site - medium density	500	19.05	£4.70	-£24.533	-£24.743	-£20.285	-£20.495	-£16.038	-£16.248	-£11.791	-£12.001	-£8.690	-£8.890	-£5.831	-£6.038	-£4.547	-£4.754	-£1.853	-£1.653	-£1.370	-£1.672
20	Strategic scale site - low density	750	33.33	£8.23	-£34.082	-£34.381	-£27.985	-£28.284	-£21.888	-£22.187	-£15.791	-£16.090	-£12.827	-£13.124	-£7.481	-£7.766	-£6.163	-£6.445	-£1.530	-£1.808	£2.977	£2.708
21	Strategic scale site - medium density	750	28.57	£7.06	-£34.082	-£34.381	-£27.985	-£28.284	-£21.888	-£22.187	-£15.791	-£16.090	-£12.827	-£13.124	-£7.481	-£7.766	-£6.163	-£6.445	-£1.530	-£1.808	£2.977	£2.708
22	Strategic scale site - medium density	1500	57.14	£14.11	-£57.277	-£57.866	-£48.235	-£48.824	-£39.193	-£39.782	-£29.204	-£29.793	-£19.433	-£19.907	-£10.810	-£11.285	-£6.574	-£6.231	-£1.537	-£1.377	£5.347	£5.100
23	Strategic scale site - medium density	3300	145.05	£35.83	-£101.832	-£102.835	-£80.480	-£81.483	-£59.128	-£60.131	-£38.526	-£39.396	-£30.512	-£31.314	-£16.401	-£17.124	-£13.262	-£13.979	-£1.507	-£2.199	£9.790	£9.120
24	Housing for Elderly (C3) - high density	40	0.50	£0.12	-£2.493	-£2.511	-£2.306	-£2.324	-£2.120	-£2.137	-£1.933	-£1.950	-£1.817	-£1.834	-£1.645	-£1.662	-£1.574	-£1.592	-£1.410	-£1.435	-£1.261	-£1.279
25	Housing for Elderly (C3) - high density	60	0.75	£0.19	-£2.763	-£2.788	-£2.484	-£2.509	-£2.205	-£2.230	-£1.926	-£1.951	-£1.778	-£1.803	-£1.466	-£1.491	-£1.326	-£1.411	-£1.175	-£1.161	-£1.025	-£1.040
26	Housing for Elderly (C2) extra care	70	0.87	£0.22	-£4.740	-£4.771	-£4.440	-£4.470	-£4.139	-£4.169	-£3.838	-£3.869	-£3.645	-£3.675	-£3.369	-£3.399	-£3.247	-£3.276	-£2.995	-£3.025	-£2.743	-£2.773
27	Retail (comparison)	0	0.33	£0.08	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637
28	Retail (comparison)	0	0.12	£0.03	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364
29	Retail (comparison)	0	0.83	£0.21	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092
30	Retail (convenience)	0	0.38	£0.09	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264
31	Retail (convenience)	0	1.00	£0.25	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036
32	Retail (convenience)	0	1.00	£0.25	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546
33	Offices	0	0.33	£0.08	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338
34	Offices	0	0.22	£0.05	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423
35	Offices	0	0.21	£0.05	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507	-£8.507
36	Industrial (40% plot ratio)	0	1.00	£0.25	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393
37	Warehousing/logistics (50% plot ratio)	0	1.00	£0.25	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496
38	Warehousing/logistics (60% plot ratio)	0	1.00	£0.25	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599
39	Hotel (75 rooms)	0	0.11	£0.03	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063
40	Hotel (100 rooms)	0	0.11	£0.03	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084
41	Hotel (125 room)	0	0.11	£0.03	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105
42	Hotel (150 rooms)	0	0.68	£0.17	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126
43	Leisure use	0	0.30	£0.07	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491
44	Leisure use	0	0.30	£0.07	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491
45	Leisure use	0	0.30	£0.07	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491
46	Community use	0	0.40	£0.10	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322
47	Community use	0	0.50	£0.12	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152
48	Community use	0	0.60	£0.15	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983

Table 6.28.1: Net Zero Carbon - Scenario 1 – 3% cost uplift

Net zero carbon A / X

Sales value (£ psm):

BLV: SECONDARY INDUSTRIAL					0% affordable £2,029 psm		0% affordable £2,163 psm		0% affordable £2,297 psm		10% affordable £2,431 psm		10% affordable £2,565 psm		10% affordable £2,698 psm		20% affordable £2,832 psm		20% affordable £2,966 psm		20% affordable £3,100 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1
1	Residential Small site - low density	5	0.19	£0.19	-£0.113	-£0.136	-£0.068	-£0.090	-£0.023	-£0.045	£0.021	£0.000	£0.044	£0.023	£0.084	£0.063	£0.096	£0.074	£0.132	£0.110	£0.168	£0.147
2	Residential Small site - medium density	5	0.16	£0.16	-£0.113	-£0.135	-£0.068	-£0.090	-£0.023	-£0.045	£0.021	£0.000	£0.044	£0.023	£0.084	£0.063	£0.096	£0.074	£0.132	£0.110	£0.168	£0.147
3	Residential Small site - higher density (flats)	5	0.06	£0.06	-£0.323	-£0.335	-£0.230	-£0.242	-£0.25	-£0.277	-£0.215	-£0.228	-£0.100	-£0.215	-£0.153	-£0.181	-£0.142	-£0.161	-£0.11	-£0.132	-£0.100	-£0.106
4	Residential Small site - low density	10	0.37	£0.38	-£0.227	-£0.271	-£0.137	-£0.181	-£0.046	-£0.091	£0.043	-£0.001	£0.088	£0.045	£0.169	£0.126	£0.191	£0.148	£0.264	£0.221	£0.336	£0.293
5	Residential Small site - medium density	10	0.32	£0.33	-£0.227	-£0.271	-£0.137	-£0.181	-£0.046	-£0.091	£0.043	-£0.001	£0.088	£0.045	£0.169	£0.126	£0.191	£0.148	£0.264	£0.221	£0.336	£0.293
6	Residential Small site - higher density	10	0.30	£0.31	-£0.227	-£0.271	-£0.137	-£0.181	-£0.046	-£0.091	£0.043	-£0.001	£0.088	£0.045	£0.169	£0.126	£0.191	£0.148	£0.264	£0.221	£0.336	£0.293
7	Residential Medium site - low density	25	0.93	£0.95	-£0.567	-£0.678	-£0.342	-£0.452	-£0.116	-£0.227	£0.107	-£0.002	£0.221	£0.113	£0.422	£0.314	£0.478	£0.371	£0.659	£0.552	£0.840	£0.733
8	Residential Medium site - medium density	25	0.79	£0.82	-£0.567	-£0.678	-£0.342	-£0.452	-£0.116	-£0.227	£0.107	-£0.002	£0.221	£0.113	£0.422	£0.314	£0.478	£0.371	£0.659	£0.552	£0.840	£0.733
9	Residential Medium site - higher density	25	0.75	£0.77	-£0.567	-£0.678	-£0.342	-£0.452	-£0.116	-£0.227	£0.107	-£0.002	£0.221	£0.113	£0.422	£0.314	£0.478	£0.371	£0.659	£0.552	£0.840	£0.733
10	Residential Medium site - low density	50	1.85	£1.90	-£1.051	-£1.269	-£0.603	-£0.821	-£0.156	-£0.374	£0.286	£0.072	£0.505	£0.293	£0.905	£0.692	£1.008	£0.798	£1.368	£1.157	£1.727	£1.517
11	Residential Medium site - medium density	50	1.59	£1.63	-£1.051	-£1.269	-£0.603	-£0.821	-£0.156	-£0.374	£0.286	£0.072	£0.505	£0.293	£0.905	£0.692	£1.008	£0.798	£1.368	£1.157	£1.727	£1.517
12	Residential Medium site - higher density	50	1.50	£1.54	-£1.051	-£1.269	-£0.603	-£0.821	-£0.156	-£0.374	£0.286	£0.072	£0.719	£0.507	£1.154	£0.942	£1.571	£1.361	£2.001	£1.791	£2.431	£2.222
13	Residential Large site - low density	100	3.70	£3.80	-£2.266	-£2.700	-£1.384	-£1.819	-£0.503	-£0.938	£0.372	-£0.056	£0.823	£0.400	£1.604	£1.187	£1.822	£1.409	£2.52	£2.103	£3.219	£2.807
14	Residential Large site - medium density	100	3.17	£3.26	-£2.266	-£2.700	-£1.384	-£1.819	-£0.503	-£0.938	£0.372	-£0.056	£0.823	£0.400	£1.604	£1.187	£1.822	£1.409	£2.521	£2.103	£3.219	£2.807
15	Residential Large site - high density	100	3.08	£3.08	-£2.266	-£2.700	-£1.384	-£1.819	-£0.503	-£0.938	£0.372	-£0.056	£0.823	£0.400	£1.604	£1.187	£1.822	£1.409	£2.521	£2.108	£3.219	£2.807
16	Residential Large site - low density	200	7.41	£7.61	-£4.534	-£5.398	-£2.768	-£3.632	-£1.007	-£1.871	£0.745	£0.428	£1.648	£0.461	£2.793	£1.565	£3.246	£2.445	£4.575	£3.773	£5.910	£5.114
17	Residential Large site - medium density	200	6.35	£6.52	-£4.534	-£5.398	-£2.768	-£3.632	-£1.007	-£1.871	£0.745	£0.428	£1.648	£0.461	£2.793	£1.565	£3.246	£2.445	£4.575	£3.773	£5.910	£5.114
18	Strategic scale site - low density	500	22.22	£22.82	-£24.533	-£26.594	-£20.285	-£22.347	-£16.038	-£18.100	-£11.791	-£13.852	-£9.680	-£11.721	-£5.831	-£7.865	-£4.847	-£6.846	-£1.455	-£3.423	£1.870	-£0.054
19	Strategic scale site - medium density	500	19.05	£19.56	-£24.533	-£26.594	-£20.285	-£22.347	-£16.038	-£18.100	-£11.791	-£13.852	-£9.680	-£11.721	-£5.831	-£7.865	-£4.847	-£6.846	-£1.455	-£3.423	£1.870	-£0.054
20	Strategic scale site - low density	750	33.33	£34.24	-£34.082	-£37.013	-£27.985	-£30.916	-£21.888	-£24.820	-£15.791	-£18.723	-£12.827	-£15.727	-£7.481	-£10.267	-£6.163	-£8.900	-£1.530	-£4.202	£2.977	£0.382
21	Strategic scale site - medium density	750	28.57	£29.34	-£34.082	-£37.013	-£27.985	-£30.916	-£21.888	-£24.820	-£15.791	-£18.723	-£12.827	-£15.727	-£7.481	-£10.267	-£6.163	-£8.900	-£1.530	-£4.202	£2.977	£0.382
22	Strategic scale site - medium density	1,500	57.14	£58.69	-£57.277	-£62.468	-£46.268	-£51.448	-£35.228	-£40.427	-£24.204	-£29.407	-£19.453	-£24.272	-£10.818	-£15.248	-£8.015	-£13.148	-£1.504	-£5.691	£5.547	£1.512
23	Strategic scale site - medium density	3,300	145.05	£148.98	-£111.823	-£117.830	-£81.430	-£89.006	-£53.125	-£58.85	-£33.528	-£37.613	-£28.512	-£33.612	-£19.401	-£23.244	-£12.22	-£21.52	-£5.50	-£8.193	£3.710	£3.346
24	Housing for Elderly (C3) - high density	40	0.50	£0.51	-£2.493	-£2.640	-£2.306	-£2.453	-£2.120	-£2.266	-£1.933	-£2.079	-£1.817	-£1.984	-£1.645	-£1.792	-£1.574	-£1.721	-£1.416	-£1.563	-£1.261	-£1.408
25	Housing for Elderly (C3) - high density	60	0.75	£0.77	-£3.762	-£3.982	-£3.484	-£3.704	-£3.206	-£3.426	-£2.928	-£3.148	-£2.752	-£2.972	-£2.496	-£2.716	-£2.388	-£2.608	-£2.154	-£2.374	-£1.921	-£2.141
26	Housing for Elderly (C2) extra care	70	0.87	£0.90	-£4.748	-£4.998	-£4.440	-£4.689	-£4.133	-£4.382	-£3.825	-£4.075	-£3.845	-£3.901	-£3.369	-£3.625	-£3.241	-£3.396	-£2.885	-£3.253	-£2.743	-£2.899
27	Retail (comparison)	-	0.33	£0.34	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500
28	Retail (comparison)	-	0.12	£0.13	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312
29	Retail (comparison)	-	0.83	£0.86	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749
30	Retail (convenience)	-	0.38	£0.39	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200
31	Retail (convenience)	-	1.00	£1.03	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866
32	Retail (convenience)	-	1.00	£1.03	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333
33	Offices	-	0.33	£0.34	£4.338	£4.814	£4.338	£4.814	£4.338	£4.814	£4.338	£4.814	£4.338	£4.814	£4.338	£4.814	£4.338	£4.814	£4.338	£4.814	£4.338	£4.814
34	Offices	-	0.22	£0.23	£5.423	£5.768	£5.423	£5.768	£5.423	£5.768	£5.423	£5.768	£5.423	£5.768	£5.423	£5.768	£5.423	£5.768	£5.423	£5.768	£5.423	£5.768
35	Offices	-	0.21	£0.21	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921
36	Industrial (40% plot ratio)	-	1.00	£1.03	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304
37	Warehousing/logistics (50% plot ratio)	-	1.00	£1.03	£0.466	£0.335	£0.466	£0.335	£0.466	£0.335	£0.466	£0.335	£0.466	£0.335	£0.466	£0.335	£0.466	£0.335	£0.466	£0.335	£0.466	£0.335
38	Warehousing/logistics (60% plot ratio)	-	1.00	£1.03	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466
39	Hotel (75 rooms)	-	0.11	£0.12	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083
40	Hotel (100 rooms)	-	0.11	£0.12	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111
41	Hotel (125 room)	-	0.11	£0.12	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139
42	Hotel (150 rooms)	-	0.68	£0.70	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166
43	Leisure use	-	0.30	£0.31	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604
44	Leisure use	-	0.30	£0.31	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604
45	Leisure use	-	0.30	£0.31	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604
46	Community use	-	0.40	£0.41	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473
47	Community use	-	0.50	£0.51	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341
48	Community use	-	0.60	£0.62	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS)					0% affordable £2,029 psm		0% affordable £2,163 psm		0% affordable £2,297 psm		10% affordable £2,431 psm		10% affordable £2,565 psm		10% affordable £2,698 psm		20% affordable £2,832 psm		20% affordable £2,966 psm		20% affordable £3,100 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1
1	Residential Small site - low density	5	0.19	£0.09	-£0.113	-£0.136	-£0.068	-£0.090	-£0.023	-£0.045	£0.021	£0.000	£0.044	£0.023	£0.084	£0.063	£0.096	£0.074	£0.132	£0.110	£0.168	£0.147
2	Residential Small site - medium density	5	0.16	£0.08	-£0.113	-£0.135	-£0.068	-£0.090	-£0.023	-£0.045	£0.021	£0.000	£0.044	£0.023	£0.084	£0.063	£0.096	£0.074	£0.132	£0.110	£0.168	£0.147
3	Residential Small site - higher density (flats)	5	0.06	£0.03	-£0.323	-£0.335	-£0.230	-£0.242	-£0.25	-£0.277	-£0.215	-£0.228	-£0.100	-£0.215	-£0.153	-£0.181	-£0.142	-£0.161	-£0.11	-£0.132	-£0.100	-£0.106
4	Residential Small site - low density	10	0.37	£0.19	-£0.227	-£0.271	-£0.137	-£0.181	-£0.046	-£0.091	£0.043	-£0.001	£0.088	£0.045	£0.169	£0.126	£0.191	£0.148	£0.264	£0.221	£0.336	£0.293
5	Residential Small site - medium density	10	0.32	£0.16	-£0.227	-£0.271	-£0.137	-£0.181	-£0.046	-£0.091	£0.043	-£0.001	£0.088	£0.045	£0.169	£0.126	£0.191	£0.148	£0.264	£0.221	£0.336	£0.293
6	Residential Small site - higher density	10	0.30	£0.15	-£0.227	-£0.271	-£0.137	-£0.181	-£0.046	-£0.091	£0.043	-£0.001	£0.088	£0.045	£0.169	£0.126	£0.191	£0.148	£0.264	£0.221	£0.336	£0.293
7	Residential Medium site - low density	25	0.93	£0.46	-£0.567	-£0.678	-£0.342	-£0.452	-£0.116	-£0.227	£0.107	-£0.002	£0.221	£0.113	£0.422	£0.314	£0.478	£0.371	£0.659	£0.552	£0.840	£0.733
8	Residential Medium site - medium density	25	0.79	£0.40	-£0.567	-£0.678	-£0.342	-£0.452	-£0.116	-£0.227	£0.107	-£0.002	£0.221	£0.113	£0.422	£0.314	£0.478	£0.371	£0.659	£0.552	£0.840	£0.733
9	Residential Medium site - higher density	25	0.75	£0.38	-£0.567	-£0.678	-£0.342	-£0.452	-£0.116	-£0.227	£0.107	-£0.002	£0.221	£0.113	£0.422	£0.314	£0.478	£0.371	£0.659	£0.552	£0.840	£0.733
10	Residential Medium site - low density	50	1.85	£0.93	-£1.051	-£1.269	-£0.603	-£0.821	-£0.156	-£0.374	£0.286	£0.072	£0.505	£0.293	£0.905	£0.692	£1.008	£0.798	£1.368	£1.157	£1.727	£1.517
11	Residential Medium site - medium density	50	1.59	£0.79	-£1.051	-£1.269	-£0.603	-£0.821	-£0.156	-£0.374	£0.286	£0.072	£0.505	£0.293	£0.905	£0.692	£1.008	£0.798	£1.368	£1.157	£1.727	£1.517
12	Residential Medium site - higher density	50	1.50	£0.75	-£1.051	-£1.269	-£0.603	-£0.821	-£0.156	-£0.374	£0.286	£0.072	£0.719	£0.507	£1.154	£0.942	£1.571	£1.361	£2.001	£1.791	£2.431	£2.222
13	Residential Large site - low density	100	3.70	£1.85	-£2.266	-£2.700	-£1.384	-£1.819	-£0.503	-£0.938	£0.372	-£0.056	£0.823	£0.400	£1.604	£1.187	£1.822	£1.409	£2.521	£2.103	£3.219	£2.807
14	Residential Large site - medium density	100	3.17	£1.59	-£2.266	-£2.700	-£1.384	-£1.819	-£0.503	-£0.938	£0.372	-£0.056	£0.823	£0.400	£1.604	£1.187	£1.822	£1.409	£2.521	£2.108	£3.219	£2.807
15	Residential Large site - high density	100	3.00	£1.50	-£2.266	-£2.700	-£1.384	-£1.819	-£0.503	-£0.938	£0.372	-£0.056	£0.823	£0.400	£1.604	£1.187	£1.822	£1.409	£2.521	£2.108	£3.219	£2.807
16	Residential Large site - low density	200	7.41	£3.70	-£4.534	-£5.398	-£2.768	-£3.632	-£1.007	-£1.871	£0.745	£0.428	£1.648	£0.461	£2.793	£1.565	£3.246	£2.445	£4.575	£3.773	£5.910	£5.114
17	Residential Large site - medium density	200	6.35	£3.17	-£4.534	-£5.398	-£2.768	-£3.632	-£1.007	-£1.871	£0.745	£0.428	£1.648	£0.461	£2.793	£1.565	£3.246	£2.445	£4.575	£3.773	£5.910	£5.114
18	Strategic scale site - low density	500	22.22	£11.11	-£24.533	-£26.594	-£20.285	-£22.347	-£16.038	-£18.100	-£11.791	-£13.852	-£9.680	-£11.721	-£5.831	-£7.865	-£4.847	-£6.846	-£1.455	-£3.423	£1.870	-£0.054
19	Strategic scale site - medium density	500	19.05	£9.52	-£24.533	-£26.594	-£20.285	-£22.347	-£16.038	-£18.100	-£11.791	-£13.852	-£9.680	-£11.721	-£5.831	-£7.865	-£4.847	-£6.846	-£1.455	-£3.423	£1.870	-£0.054
20	Strategic scale site - low density	750	33.33	£16.67	-£34.082	-£37.013	-£27.985	-£30.916	-£21.888	-£24.820	-£15.791	-£18.723	-£12.827	-£15.727	-£7.481	-£10.267	-£6.163	-£8.900	-£1.530	-£4.202	£2.977	£0.382
21	Strategic scale site - medium density	750	28.57	£14.29	-£34.082	-£37.013	-£27.985	-£30.916	-£21.888	-£24.820	-£15.791	-£18.723	-£12.827	-£15.727	-£7.481	-£10.267	-£6.163	-£8.900	-£1.530	-£4.202	£2.977	£0.382
22	Strategic scale site - medium density	1500	57.14	£28.57	-£57.277	-£62.468	-£46.268	-£51.448	-£35.228	-£40.427	-£24.204	-£29.407	-£19.453	-£24.272	-£10.818	-£15.248	-£8.015	-£13.148	-£1.504	-£5.691	£5.547	£1.512
23	Strategic scale site - medium density	3300	145.05	£72.53	-£111.823	-£117.830	-£81.430	-£89.006	-£53.125	-£58.85	-£33.528	-£37.613	-£28.512	-£33.612	-£19.401	-£23.244	-£12.22	-£21.52	-£5.50	-£8.193	£3.710	£3.346
24	Housing for Elderly (C3) - high density	40	0.50	£0.25	-£2.493	-£2.640	-£2.306	-£2.453	-£2.120	-£2.266	-£1.933	-£2.079	-£1.817	-£1.984	-£1.645	-£1.792	-£1.574	-£1.721	-£1.416	-£1.563	-£1.261	-£1.408
25	Housing for Elderly (C3) - high density	60	0.75	£0.37	-£3.762	-£3.982	-£3.484	-£3.704	-£3.206	-£3.426	-£2.928	-£3.148	-£2.752	-£2.972	-£2.496	-£2.716	-£2.388	-£2.608	-£2.154	-£2.374	-£1.921	-£2.141
26	Housing for Elderly (C2) extra care	70	0.87	£0.44	-£4.748	-£4.998	-£4.440	-£4.689	-£4.133	-£4.382	-£3.825	-£4.075	-£3.845	-£3.901	-£3.369	-£3.625	-£3.241	-£3.396	-£2.885	-£3.253	-£2.743	-£2.899
27	Retail (comparison)	0	0.33	£0.17	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500
28	Retail (comparison)	0	0.12	£0.06	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312
29	Retail (comparison)	0	0.83	£0.42	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749
30	Retail (convenience)	0	0.38	£0.19	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200
31	Retail (convenience)	0	1.00	£0.50	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866
32	Retail (convenience)	0	1.00	£0.50	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333
33	Offices	0	0.33	£0.17	£4.338	£4.814	£4.338	£4.814	£4.338	£4.814	£4.338	£4.814	£4.338	£4.814	£4.338	£4.814	£4.338	£4.814	£4.338	£4.814	£4.338	£4.814
34	Offices	0	0.22	£0.11	£5.423	£5.768	£5.423	£5.768	£5.423	£5.768	£5.423	£5.768	£5.423	£5.768	£5.423	£5.768	£5.423	£5.768	£5.423	£5.768	£5.423	£5.768
35	Offices	0	0.21	£0.10	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921
36	Industrial (40% plot ratio)	0	1.00	£0.50	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304
37	Warehousing/logistics (50% plot ratio)	0	1.00	£0.50	£0.466	£0.335	£0.466	£0.335	£0.466	£0.335	£0.466	£0.335	£0.466	£0.335	£0.466	£0.335	£0.466	£0.335	£0.466	£0.335	£0.466	£0.335
38	Warehousing/logistics (60% plot ratio)	0	1.00	£0.50	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466
39	Hotel (75 rooms)	0	0.11	£0.06	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083
40	Hotel (100 rooms)	0	0.11	£0.06	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111
41	Hotel (125 room)	0	0.11	£0.06	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139
42	Hotel (150 rooms)	0	0.68	£0.34	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166
43	Leisure use	0	0.30	£0.15	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604
44	Leisure use	0	0.30	£0.15	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604
45	Leisure use	0	0.30	£0.15	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604
46	Community use	0	0.40	£0.20	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473
47	Community use	0	0.50	£0.25	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341
48	Community use	0	0.60	£0.30	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209

Table 6.28.1: Net Zero Carbon Scenario 1 – 3% cost uplift (continued)

BLV: GREENFIELD (HIGHER)					0% affordable £2,029 psm		0% affordable £2,163 psm		0% affordable £2,297 psm		10% affordable £2,431 psm		10% affordable £2,565 psm		10% affordable £2,698 psm		20% affordable £2,832 psm		20% affordable £2,966 psm		20% affordable £3,100 psm	
	Description	No of units		BLV (£ m)	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1
1	Residential Small site - low density	5	0.19	£0.07	-£0.113	-£0.135	-£0.082	-£0.087	-£0.023	-£0.045	£0.021	£0.000	£0.044	£0.023	£0.084	£0.063	£0.096	£0.074	£0.132	£0.110	£0.168	£0.147
2	Residential Small site - medium density	5	0.16	£0.06	-£0.113	-£0.136	-£0.068	-£0.090	-£0.023	-£0.045	£0.021	£0.000	£0.044	£0.023	£0.084	£0.063	£0.096	£0.074	£0.132	£0.110	£0.168	£0.147
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.328	-£0.353	-£0.288	-£0.318	-£0.253	-£0.277	-£0.218	-£0.238	-£0.190	-£0.218	-£0.155	-£0.181	-£0.142	-£0.167	-£0.111	-£0.133	-£0.080	-£0.105
4	Residential Small site - low density	10	0.37	£0.14	-£0.227	-£0.271	-£0.137	-£0.181	-£0.046	-£0.091	-£0.043	-£0.001	-£0.088	-£0.045	-£0.169	-£0.126	-£0.191	-£0.148	-£0.264	-£0.221	-£0.336	-£0.293
5	Residential Small site - medium density	10	0.32	£0.12	-£0.227	-£0.271	-£0.137	-£0.181	-£0.046	-£0.091	-£0.043	-£0.001	-£0.088	-£0.045	-£0.169	-£0.126	-£0.191	-£0.148	-£0.264	-£0.221	-£0.336	-£0.293
6	Residential Small site - higher density	10	0.30	£0.11	-£0.227	-£0.271	-£0.137	-£0.181	-£0.046	-£0.091	-£0.043	-£0.001	-£0.088	-£0.045	-£0.169	-£0.126	-£0.191	-£0.148	-£0.264	-£0.221	-£0.336	-£0.293
7	Residential Medium site - low density	25	0.93	£0.34	-£0.567	-£0.678	-£0.342	-£0.452	-£0.116	-£0.227	-£0.107	-£0.002	-£0.221	-£0.113	-£0.422	-£0.314	-£0.478	-£0.371	-£0.659	-£0.552	-£0.840	-£0.733
8	Residential Medium site - medium density	25	0.79	£0.29	-£0.567	-£0.678	-£0.342	-£0.452	-£0.116	-£0.227	-£0.107	-£0.002	-£0.221	-£0.113	-£0.422	-£0.314	-£0.478	-£0.371	-£0.659	-£0.552	-£0.840	-£0.733
9	Residential Medium site - higher density	25	0.75	£0.28	-£0.567	-£0.678	-£0.342	-£0.452	-£0.116	-£0.227	-£0.107	-£0.002	-£0.221	-£0.113	-£0.422	-£0.314	-£0.478	-£0.371	-£0.659	-£0.552	-£0.840	-£0.733
10	Residential Medium site - low density	50	1.85	£0.69	-£1.051	-£1.269	-£0.603	-£0.821	-£0.156	-£0.374	-£0.286	-£0.072	-£0.719	-£0.507	-£1.154	-£0.942	-£1.571	-£1.361	-£2.001	-£1.791	-£2.431	-£2.222
11	Residential Medium site - medium density	50	1.59	£0.59	-£1.051	-£1.269	-£0.603	-£0.821	-£0.156	-£0.374	-£0.286	-£0.072	-£0.719	-£0.507	-£1.154	-£0.942	-£1.571	-£1.361	-£2.001	-£1.791	-£2.431	-£2.222
12	Residential Medium site - higher density	50	1.50	£0.56	-£1.051	-£1.269	-£0.603	-£0.821	-£0.156	-£0.374	-£0.286	-£0.072	-£0.719	-£0.507	-£1.154	-£0.942	-£1.571	-£1.361	-£2.001	-£1.791	-£2.431	-£2.222
13	Residential Large site - low density	100	3.70	£1.37	-£2.266	-£2.700	-£1.384	-£1.819	-£0.503	-£0.938	-£0.372	-£0.056	-£0.823	-£0.400	-£1.604	-£1.187	-£1.822	-£1.409	-£2.521	-£2.108	-£3.219	-£2.807
14	Residential Large site - medium density	100	3.17	£1.17	-£2.266	-£2.700	-£1.384	-£1.819	-£0.503	-£0.938	-£0.372	-£0.056	-£0.823	-£0.400	-£1.604	-£1.187	-£1.822	-£1.409	-£2.521	-£2.108	-£3.219	-£2.807
15	Residential Large site - high density	100	3.00	£1.11	-£2.266	-£2.700	-£1.384	-£1.819	-£0.503	-£0.938	-£0.372	-£0.056	-£0.823	-£0.400	-£1.604	-£1.187	-£1.822	-£1.409	-£2.521	-£2.108	-£3.219	-£2.807
16	Residential Large site - low density	200	7.41	£2.74	-£4.684	-£5.536	-£2.972	-£3.824	-£1.270	-£2.113	-£0.405	-£0.426	-£1.298	-£0.481	-£2.793	-£1.985	-£3.240	-£2.445	-£4.575	-£3.779	-£5.910	-£5.114
17	Residential Large site - medium density	200	6.35	£2.35	-£4.684	-£5.536	-£2.972	-£3.824	-£1.270	-£2.113	-£0.405	-£0.426	-£1.298	-£0.481	-£2.793	-£1.985	-£3.240	-£2.445	-£4.575	-£3.779	-£5.910	-£5.114
18	Strategic scale site - low density	500	22.22	£8.22	-£24.533	-£26.594	-£20.285	-£22.347	-£16.038	-£18.100	-£11.791	-£13.852	-£9.680	-£11.721	-£5.831	-£7.865	-£4.847	-£6.846	-£1.455	-£3.423	-£1.870	-£0.054
19	Strategic scale site - medium density	500	19.05	£7.05	-£24.533	-£26.594	-£20.285	-£22.347	-£16.038	-£18.100	-£11.791	-£13.852	-£9.680	-£11.721	-£5.831	-£7.865	-£4.847	-£6.846	-£1.455	-£3.423	-£1.870	-£0.054
20	Strategic scale site - low density	750	33.33	£12.33	-£34.082	-£37.013	-£27.585	-£30.516	-£21.088	-£24.021	-£15.791	-£18.723	-£12.827	-£15.727	-£7.431	-£10.237	-£8.163	-£8.900	-£1.530	-£4.003	-£2.977	-£0.392
21	Strategic scale site - medium density	750	28.57	£10.57	-£34.082	-£37.013	-£27.585	-£30.516	-£21.088	-£24.021	-£15.791	-£18.723	-£12.827	-£15.727	-£7.431	-£10.237	-£8.163	-£8.900	-£1.530	-£4.003	-£2.977	-£0.392
22	Strategic scale site - medium density	1500	57.14	£21.14	-£57.277	-£62.468	-£46.256	-£51.448	-£35.236	-£40.427	-£24.284	-£29.407	-£19.453	-£24.272	-£10.819	-£15.245	-£8.815	-£13.148	-£1.504	-£5.691	£5.547	£1.512
23	Strategic scale site - medium density	3300	145.05	£53.67	-£101.832	-£111.660	-£80.480	-£90.308	-£59.128	-£68.955	-£38.528	-£47.603	-£30.512	-£38.612	-£16.401	-£22.544	-£15.262	-£20.226	-£1.500	-£8.186	£9.750	£3.343
24	Housing for Elderly (C3) - high density	40	0.50	£0.18	-£2.453	-£2.845	-£2.505	-£2.897	-£2.121	-£2.513	-£1.874	-£1.874	-£1.845	-£1.782	-£1.274	-£1.172	-£0.419	-£0.583	-£2.621	-£2.785	-£3.621	-£1.400
25	Housing for Elderly (C3) - high density	60	0.75	£0.28	-£3.762	-£3.982	-£3.484	-£3.704	-£3.206	-£3.426	-£2.928	-£3.148	-£2.752	-£2.972	-£2.496	-£2.716	-£2.386	-£2.606	-£2.154	-£2.374	-£1.921	-£2.141
26	Housing for Elderly (C2) extra care	70	0.87	£0.32	-£4.740	-£4.996	-£4.440	-£4.696	-£4.139	-£4.395	-£3.838	-£4.095	-£3.645	-£3.901	-£3.369	-£3.625	-£3.247	-£3.504	-£2.995	-£3.252	-£2.743	-£2.999
27	Retail (comparison)	0	0.33	£0.12	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500
28	Retail (comparison)	0	0.12	£0.05	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312
29	Retail (comparison)	0	0.83	£0.31	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749
30	Retail (convenience)	0	0.38	£0.14	£2.284	£2.200	£2.284	£2.200	£2.284	£2.200	£2.284	£2.200	£2.284	£2.200	£2.284	£2.200	£2.284	£2.200	£2.284	£2.200	£2.284	£2.200
31	Retail (convenience)	0	1.00	£0.37	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866
32	Retail (convenience)	0	1.00	£0.37	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333
33	Offices	0	0.33	£0.12	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614
34	Offices	0	0.22	£0.08	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768
35	Offices	0	0.21	£0.08	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921
36	Industrial (40% plot ratio)	0	1.00	£0.37	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304
37	Warehousing/logistics (50% plot ratio)	0	1.00	£0.37	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385
38	Warehousing/logistics (60% plot ratio)	0	1.00	£0.37	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466
39	Hotel (75 rooms)	0	0.11	£0.04	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083
40	Hotel (100 rooms)	0	0.11	£0.04	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111
41	Hotel (125 room)	0	0.11	£0.04	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139
42	Hotel (150 rooms)	0	0.68	£0.25	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166
43	Leisure use	0	0.30	£0.11	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604
44	Leisure use	0	0.30	£0.11	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604
45	Leisure use	0	0.30	£0.11	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604
46	Community use	0	0.40	£0.15	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473
47	Community use	0	0.50	£0.18	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341
48	Community use	0	0.60	£0.22	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209

BLV: GREENFIELD (LOWER)					0% affordable £2,029 psm		0% affordable £2,163 psm		0% affordable £2,297 psm		10% affordable £2,431 psm		10% affordable £2,565 psm		10% affordable £2,698 psm		20% affordable £2,832 psm		20% affordable £2,966 psm		20% affordable £3,100 psm	
	Description	No of units		BLV (£ m)	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1
1	Residential Small site - low density	5	0.19	£0.05	-£0.113	-£0.135	-£0.082	-£0.087	-£0.023	-£0.045	£0.021	£0.000	£0.044	£0.023	£0.084	£0.063	£0.096	£0.074	£0.132	£0.110	£0.168	£0.147
2	Residential Small site - medium density	5	0.16	£0.04	-£0.113	-£0.136	-£0.068	-£0.090	-£0.023	-£0.045	£0.021	£0.000	£0.044	£0.023	£0.084	£0.063	£0.096	£0.074	£0.132	£0.110	£0.168	£0.147
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.328	-£0.353	-£0.288	-£0.318	-£0.253	-£0.277	-£0.218	-£0.238	-£0.190	-£0.218	-£0.155	-£0.181	-£0.142	-£0.167	-£0.111	-£0.133	-£0.080	-£0.105
4	Residential Small site - low density	10	0.37	£0.09	-£0.227	-£0.271	-£0.137	-£0.181	-£0.046	-£0.091	-£0.043	-£0.001	-£0.088	-£0.045	-£0.169	-£0.126	-£0.191	-£0.148	-£0.264	-£0.221	-£0.336	-£0.293
5	Residential Small site - medium density	10	0.32	£0.08	-£0.227	-£0.271	-£0.137	-£0.181	-£0.046	-£0.091	-£0.043	-£0.001	-£0.088	-£0.045	-£0.169	-£0.126	-£0.191	-£0.148	-£0.264	-£0.221	-£0.336	-£0.293
6	Residential Small site - higher density	10	0.30	£0.07	-£0.227	-£0.271	-£0.137	-£0.181	-£0.046	-£0.091	-£0.043	-£0.001	-£0.088	-£0.045	-£0.169	-£0.126	-£0.191	-£0.148	-£0.264	-£0.221	-£0.336	-£0.293
7	Residential Medium site - low density	25	0.93	£0.23	-£0.567	-£0.678	-£0.342	-£0.452	-£0.116	-£0.227	-£0.107	-£0.002	-£0.221	-£0.113	-£0.422	-£0.314	-£0.478	-£0.371	-£0.659	-£0.552	-£0.840	-£0.733
8	Residential Medium site - medium density	25	0.79	£0.20	-£0.567	-£0.678	-£0.342	-£0.452	-£0.116	-£0.227	-£0.107	-£0.002	-£0.221	-£0.113	-£0.422	-£0.314	-£0.478	-£0.371	-£0.659	-£0.552	-£0.840	-£0.733
9	Residential Medium site - higher density	25	0.75	£0.19	-£0.567	-£0.678	-£0.342	-£0.452	-£0.116	-£0.227	-£0.107	-£0.002	-£0.221	-£0.113	-£0.422	-£0.314	-£0.478	-£0.371	-£0.659	-£0.552	-£0.840	-£0.733
10	Residential Medium site - low density	50	1.85	£0.46	-£1.051	-£1.269	-£0.603	-£0.821	-£0.156	-£0.374	-£0.286	-£0.072	-£0.505	-£0.293	-£0.905	-£0.692	-£1.005	-£0.793	-£1.358	-£1.157	-£1.727	-£1.517
11	Residential Medium site - medium density	50	1.59	£0.39	-£1.051	-£1.269	-£0.603	-£0.821	-£0.156	-£0.374	-£0.286	-£0.072	-£0.505	-£0.293	-£0.905	-£0.692	-£1.005	-£0.793	-£1.358	-£1.157	-£1.727	-£1.517
12	Residential Medium site - higher density	50	1.50	£0.37	-£1.051	-£1.269	-£0.603	-£0.821	-£0.156	-£0.374	-£0.286	-£0.072	-£0.719	-£0.507	-£1.154	-£0.942	-£1.571	-£1.361	-£2.001	-£1.791	-£2.431	-£2.222
13	Residential Large site - low density	100	3.70	£0.91	-£2.266	-£2.700	-£1.384	-£1.819	-£0.503	-£0.938	-£0.372	-£0.056	-£0.823	-£0.400	-£1.604	-£1.187	-£1.822	-£1.409	-£2.521	-£2.108	-£3.219	-£2.807
14	Residential Large site - medium density	100	3.17	£0.78	-£2.266	-£2.700	-£1.384	-£1.819	-£0.503	-£0.938	-£0.372	-£0.056	-£0.823	-£0.400	-£1.604	-£1.187	-£1.822	-£1.409	-£2.521	-£2.108	-£3.219	-£2.807
15	Residential Large site - high density	100	3.00	£0.74	-£2.266	-£2.700	-£1.384	-£1.819	-£0.503	-£0.938	-£0.372	-£0.056	-£0.823	-£0.400	-£1.604	-£1.187	-£1.822	-£1.409	-£2.521	-£2.108	-£3.219	-£2.807
16	Residential Large site - low density	200	7.41	£1.83	-£4.684	-£5.536	-£2.972	-£3.824	-£1.270	-£2.113	-£0.405	-£0.426	-£1.298	-£0.481	-£2.793	-£1.985	-£3.240	-£2.445	-£4.575	-£3.779	-£5.910	-£5.114
17	Residential Large site - medium density	200	6.35	£1.57	-£4.684	-£5.536	-£2.972	-£3.824	-£1.270	-£2.113	-£0.405	-£0.426	-£1.298	-£0.481	-£2.793	-£1.985	-£3.240	-£2.445	-£4.575	-£3.779	-£5.910	-£5.114
18	Strategic scale site - low density	500	22.22	£5.49	-£24.533	-£26.594	-£20.285	-£22.347	-£16.038	-£18.100	-£11.791	-£13.852	-£9.680	-£11.721	-£5.831	-£7.865	-£4.847	-£6.846	-£1.455	-£3.423	-£1.870	-£0.054
19	Strategic scale site - medium density	500	19.05	£4.70	-£24.533	-£26.594	-£20.285	-£22.347	-£16.038	-£18.100	-£11.791	-£13.852	-£9.680	-£11.721	-£5.831	-£7.865	-£4.847	-£6.846	-£1.455	-£3.423	£1.870	-£0.054
20	Strategic scale site - low density	750	33.33	£8.23	-£34.082	-£37.013	-£27.585	-£30.516	-£21.088	-£24.021	-£15.791	-£18.723	-£12.827	-£15.727	-£7.431	-£10.237	-£8.163	-£8.900	-£1.530	-£4.003	-£2.977	-£0.392
21	Strategic scale site - medium density	750	28.57	£7.06	-£34.082	-£37.013	-£27.585	-£30.516	-£21.088	-£24.021	-£15.791	-£18.723	-£12.827	-£15.727	-£7.431	-£10.237	-£8.163	-£8.900	-£1.530	-£4.003	-£2.977	-£0.392
22	Strategic scale site - medium density	1500	57.14	£14.11	-£57.277	-£62.468	-£46.256	-£51.448	-£35.236	-£40.427	-£24.284	-£29.407	-£19.453	-£24.272	-£10.819	-£15.245	-£8.815	-£13.148	-£1.504	-£5.691	£5.547	£1.512
23	Strategic scale site - medium density	3300	145.05	£35.83	-£101.832	-£111.660	-£80.480	-£90.308	-£59.128	-£68.955	-£38.528	-£47.603	-£30.512	-£38.612	-£16.401	-£22.544	-£15.262	-£20.226	-£1.500	-£8.186	£9.750	£3.343
24	Housing for Elderly (C3) - high density	40	0.50	£0.12	-£2.453	-£2.845	-£2.505	-£2.897	-£2.121	-£2.513	-£1.874	-£1.874	-£1.845	-£1.782	-£1.274	-£1.172	-£0.419	-£0.583	-£2.621	-£2.785	-£3.621	-£1.400
25	Housing for Elderly (C3) - high density	60	0.75	£0.19	-£3.762	-£3.982	-£3.484	-£3.704	-£3.206	-£3.426	-£2.928	-£3.148	-£2.752	-£2.972	-£2.496	-£2.716	-£2.386	-£2.606	-£2.154	-£2.374	-£1.921	-£2.141
26	Housing for Elderly (C2) extra care	70	0.87	£0.22	-£4.740	-£4.996	-£4.440	-£4.696	-£4.139	-£4.395	-£3.838	-£4.095	-£3.645	-£3.901	-£3.369	-£3.625	-£3.247	-£3.504	-£2.995	-£3.252	-£2.743	-£2.999
27	Retail (comparison)	0	0.33	£0.08	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500
28	Retail (comparison)	0	0.12	£0.03	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312
29	Retail (comparison)	0	0.83	£0.21	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749
30	Retail (convenience)	0	0.38	£0.09	£2.284	£2.200	£2.284	£2.200	£2.284	£2.200	£2.284	£2.200	£2.284	£2.200	£2.284	£2.200	£2.284	£2.200	£2.284	£2.200	£2.284	£2.200
31	Retail (convenience)	0	1.00	£0.25	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866
32	Retail (convenience)	0	1.00	£0.25	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333
33	Offices	0	0.33	£0.08	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614
34	Offices	0	0.22	£0.05	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768
35	Offices	0	0.21	£0.05	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921
36	Industrial (40% plot ratio)	0	1.00	£0.25	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304
37	Warehousing/logistics (50% plot ratio)	0	1.00	£0.25	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385
38	Warehousing/logistics (60% plot ratio)	0	1.00	£0.25	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466
39	Hotel (75 rooms)	0	0.11	£0.03	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083
40	Hotel (100 rooms)	0	0.11	£0.03	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111
41	Hotel (125 room)	0	0.11	£0.03	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139
42	Hotel (150 rooms)	0	0.68	£0.17	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166
43	Leisure use	0	0.30	£0.07	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604
44	Leisure use	0	0.30	£0.07	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604
45	Leisure use	0	0.30	£0.07	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604
46	Community use	0	0.40	£0.10	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473
47	Community use	0	0.50	£0.12	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341
48	Community use	0	0.60	£0.15	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209

Table 6.28.2: Net Zero Carbon - Scenario 2 – 5% cost uplift

Net zero carbon B / Y — Sales value (£ psm):

BLV: SECONDARY INDUSTRIAL				0% affordable £2,029 psm		0% affordable £2,163 psm		0% affordable £2,297 psm		10% affordable £2,431 psm		10% affordable £2,565 psm		10% affordable £2,698 psm		20% affordable £2,832 psm		20% affordable £2,966 psm		20% affordable £3,100 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1
1	Residential Small site - low density	5	0.19	£0.19	-£0.113	-£0.150	-£0.068	-£0.105	-£0.023	-£0.060	£0.021	-£0.015	£0.044	£0.008	£0.084	£0.048	£0.096	£0.060	£0.132	£0.096	£0.168	£0.132
2	Residential Small site - medium density	5	0.16	£0.16	-£0.113	-£0.150	-£0.068	-£0.105	-£0.023	-£0.060	£0.021	-£0.015	£0.044	£0.008	£0.084	£0.048	£0.096	£0.060	£0.132	£0.096	£0.168	£0.132
3	Residential Small site - higher density (flats)	5	0.06	£0.06	-£0.328	-£0.370	-£0.290	-£0.332	-£0.251	-£0.294	-£0.213	-£0.256	-£0.190	-£0.232	-£0.155	-£0.197	-£0.142	-£0.184	-£0.111	-£0.153	-£0.080	-£0.121
4	Residential Small site - low density	10	0.37	£0.38	-£0.227	-£0.301	-£0.137	-£0.211	-£0.046	-£0.120	£0.043	-£0.030	£0.088	£0.016	£0.169	£0.097	£0.191	£0.120	£0.264	£0.192	£0.336	£0.265
5	Residential Small site - medium density	10	0.32	£0.33	-£0.227	-£0.301	-£0.137	-£0.211	-£0.046	-£0.120	£0.043	-£0.030	£0.088	£0.016	£0.169	£0.097	£0.191	£0.120	£0.264	£0.192	£0.336	£0.265
6	Residential Small site - higher density	10	0.30	£0.31	-£0.227	-£0.301	-£0.137	-£0.211	-£0.046	-£0.120	£0.043	-£0.030	£0.088	£0.016	£0.169	£0.097	£0.191	£0.120	£0.264	£0.192	£0.336	£0.265
7	Residential Medium site - low density	25	0.93	£0.95	-£0.567	-£0.752	-£0.342	-£0.526	-£0.116	-£0.301	£0.107	-£0.076	£0.221	£0.041	£0.422	£0.242	£0.478	£0.299	£0.659	£0.481	£0.840	£0.662
8	Residential Medium site - medium density	25	0.79	£0.82	-£0.567	-£0.752	-£0.342	-£0.526	-£0.116	-£0.301	£0.107	-£0.076	£0.221	£0.041	£0.422	£0.242	£0.478	£0.299	£0.659	£0.481	£0.840	£0.662
9	Residential Medium site - higher density	25	0.75	£0.77	-£0.567	-£0.752	-£0.342	-£0.526	-£0.116	-£0.301	£0.107	-£0.076	£0.221	£0.041	£0.422	£0.242	£0.478	£0.299	£0.659	£0.481	£0.840	£0.662
10	Residential Medium site - low density	50	1.85	£1.90	-£1.051	-£1.414	-£0.603	-£0.967	-£0.156	-£0.519	£0.286	-£0.072	£0.505	£0.151	£0.905	£0.551	£1.008	£0.658	£1.368	£1.017	£1.727	£1.377
11	Residential Medium site - medium density	50	1.59	£1.63	-£1.051	-£1.414	-£0.603	-£0.967	-£0.156	-£0.519	£0.286	-£0.072	£0.505	£0.151	£0.905	£0.551	£1.008	£0.658	£1.368	£1.017	£1.727	£1.377
12	Residential Medium site - higher density	50	1.50	£1.54	-£1.051	-£1.414	-£0.603	-£0.967	-£0.156	-£0.519	£0.286	-£0.072	£0.719	£0.365	£1.154	£0.801	£1.571	£1.222	£2.001	£1.652	£2.431	£2.082
13	Residential Large site - low density	100	3.80	£3.80	-£2.266	-£2.990	-£1.384	-£2.109	-£0.503	-£1.227	£0.372	-£0.346	£0.823	£0.117	£1.604	£0.905	£1.822	£1.134	£2.521	£1.833	£3.219	£2.532
14	Residential Large site - medium density	100	3.17	£3.26	-£2.266	-£2.990	-£1.384	-£2.109	-£0.503	-£1.227	£0.372	-£0.346	£0.823	£0.117	£1.604	£0.905	£1.822	£1.134	£2.521	£1.833	£3.219	£2.532
15	Residential Large site - high density	100	3.08	£3.08	-£2.266	-£2.990	-£1.384	-£2.109	-£0.503	-£1.227	£0.372	-£0.346	£0.823	£0.117	£1.604	£0.905	£1.822	£1.134	£2.521	£1.833	£3.219	£2.532
16	Residential Large site - low density	200	7.41	£7.61	-£4.684	-£6.104	-£2.972	-£4.392	-£1.270	-£2.681	£0.405	-£0.985	£1.298	-£0.064	£2.793	£1.440	£3.240	£1.914	£4.575	£3.249	£5.910	£4.584
17	Residential Large site - medium density	200	6.35	£6.52	-£4.684	-£6.104	-£2.972	-£4.392	-£1.270	-£2.681	£0.405	-£0.985	£1.298	-£0.064	£2.793	£1.440	£3.240	£1.914	£4.575	£3.249	£5.910	£4.584
18	Strategic scale site - low density	500	22.22	£22.82	-£24.533	-£27.966	-£20.285	-£23.721	-£16.038	-£19.474	-£11.791	-£15.227	-£9.680	-£13.082	-£5.831	-£9.226	-£4.847	-£8.193	-£1.455	-£4.746	£1.870	-£1.559
19	Strategic scale site - medium density	500	19.05	£19.56	-£24.533	-£27.966	-£20.285	-£23.721	-£16.038	-£19.474	-£11.791	-£15.227	-£9.680	-£13.082	-£5.831	-£9.226	-£4.847	-£8.193	-£1.455	-£4.746	£1.870	-£1.559
20	Strategic scale site - low density	750	33.33	£34.24	-£34.082	-£38.966	-£27.985	-£32.871	-£21.888	-£26.774	-£15.791	-£20.677	-£12.827	-£17.662	-£7.481	-£12.152	-£6.163	-£10.755	-£1.530	-£6.006	£2.977	-£1.377
21	Strategic scale site - medium density	750	28.57	£29.34	-£34.082	-£38.966	-£27.985	-£32.871	-£21.888	-£26.774	-£15.791	-£20.677	-£12.827	-£17.662	-£7.481	-£12.152	-£6.163	-£10.755	-£1.530	-£6.006	£2.977	-£1.377
22	Strategic scale site - medium density	1,500	57.14	£58.69	-£57.277	-£65.929	-£46.255	-£54.908	-£35.236	-£43.888	-£24.264	-£32.866	-£19.453	-£27.663	-£10.819	-£18.271	-£8.815	-£16.106	-£1.504	-£8.518	£5.547	-£1.222
23	Strategic scale site - medium density	3,300	145.05	£148.98	-£101.832	-£118.211	-£80.480	-£96.859	-£59.128	-£75.507	-£38.526	-£54.155	-£30.512	-£44.597	-£16.401	-£28.471	-£13.262	-£25.030	-£1.507	-£12.730	£9.790	-£1.006
24	Housing for Elderly (C3) - high density	40	0.50	£0.51	-£2.493	-£2.736	-£2.306	-£2.551	-£2.120	-£2.364	-£1.933	-£2.177	-£1.817	-£2.061	-£1.645	-£1.890	-£1.574	-£1.819	-£1.418	-£1.662	-£1.261	-£1.506
25	Housing for Elderly (C3) - high density	60	0.75	£0.77	-£3.762	-£4.126	-£3.481	-£3.850	-£3.206	-£3.572	-£2.928	-£3.295	-£2.762	-£3.118	-£2.495	-£2.853	-£2.368	-£2.724	-£2.154	-£2.521	-£1.921	-£2.288
26	Housing for Elderly (C2) extra care	70	0.87	£0.90	-£4.740	-£5.167	-£4.440	-£4.867	-£4.139	-£4.566	-£3.838	-£4.265	-£3.645	-£4.072	-£3.369	-£3.796	-£3.247	-£3.675	-£2.995	-£3.423	-£2.743	-£3.170
27	Retail (comparison)	-	0.33	£0.34	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408
28	Retail (comparison)	-	0.12	£0.13	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278
29	Retail (comparison)	-	0.83	£0.86	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520
30	Retail (convenience)	-	0.38	£0.39	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157
31	Retail (convenience)	-	1.00	£1.03	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753
32	Retail (convenience)	-	1.00	£1.03	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191
33	Offices	-	0.33	£0.34	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798
34	Offices	-	0.22	£0.23	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998
35	Offices	-	0.21	£0.21	-£8.507	-£7.198	-£8.507	-£7.198	-£8.507	-£7.198	-£8.507	-£7.198	-£8.507	-£7.198	-£8.507	-£7.198	-£8.507	-£7.198	-£8.507	-£7.198	-£8.507	-£7.198
36	Industrial (40% plot ratio)	-	1.00	£1.03	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245
37	Warehousing/logistics (50% plot ratio)	-	1.00	£1.03	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311
38	Warehousing/logistics (60% plot ratio)	-	1.00	£1.03	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378
39	Hotel (75 rooms)	-	0.11	£0.12	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181
40	Hotel (100 rooms)	-	0.11	£0.12	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242
41	Hotel (125 room)	-	0.11	£0.12	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302
42	Hotel (150 rooms)	-	0.68	£0.70	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363
43	Leisure use	-	0.30	£0.31	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680
44	Leisure use	-	0.30	£0.31	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680
45	Leisure use	-	0.30	£0.31	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680
46	Community use	-	0.40	£0.41	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573
47	Community use	-	0.50	£0.51	-£4.153	-£4.466	-£4.153	-£4.466	-£4.153	-£4.466	-£4.153	-£4.466	-£4.153	-£4.466	-£4.153	-£4.466	-£4.153	-£4.466	-£4.153	-£4.466	-£4.153	-£4.466
48	Community use	-	0.60	£0.62	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS)				0% affordable £2,029 psm		0% affordable £2,163 psm		0% affordable £2,297 psm		10% affordable £2,431 psm		10% affordable £2,565 psm		10% affordable £2,698 psm		20% affordable £2,832 psm		20% affordable £2,966 psm		20% affordable £3,100 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1
1	Residential Small site - low density	5	0.19	£0.09	-£0.113	-£0.150	-£0.068	-£0.105	-£0.023	-£0.060	£0.021	-£0.015	£0.044	£0.008	£0.084	£0.048	£0.096	£0.060	£0.132	£0.096	£0.168	£0.132
2	Residential Small site - medium density	5	0.16	£0.08	-£0.113	-£0.150	-£0.068	-£0.105	-£0.023	-£0.060	£0.021	-£0.015	£0.044	£0.008	£0.084	£0.048	£0.096	£0.060	£0.132	£0.096	£0.168	£0.132
3	Residential Small site - higher density (flats)	5	0.06	£0.03	-£0.328	-£0.370	-£0.290	-£0.332	-£0.251	-£0.294	-£0.213	-£0.256	-£0.190	-£0.232	-£0.155	-£0.197	-£0.142	-£0.184	-£0.111	-£0.153	-£0.080	-£0.121
4	Residential Small site - low density	10	0.37	£0.19	-£0.227	-£0.301	-£0.137	-£0.211	-£0.046	-£0.120	£0.043	-£0.030	£0.088	£0.016	£0.169	£0.097	£0.191	£0.120	£0.264	£0.192	£0.336	£0.265
5	Residential Small site - medium density	10	0.32	£0.16	-£0.227	-£0.301	-£0.137	-£0.211	-£0.046	-£0.120	£0.043	-£0.030	£0.088	£0.016	£0.169	£0.097	£0.191	£0.120	£0.264	£0.192	£0.336	£0.265
6	Residential Small site - higher density	10	0.30	£0.15	-£0.227	-£0.301	-£0.137	-£0.211	-£0.046	-£0.120	£0.043	-£0.030	£0.088	£0.016	£0.169	£0.097	£0.191	£0.120	£0.264	£0.192	£0.336	£0.265
7	Residential Medium site - low density	25	0.93	£0.46	-£0.567	-£0.752	-£0.342	-£0.526	-£0.116	-£0.301	£0.107	-£0.076	£0.221	£0.041	£0.422	£0.242	£0.478	£0.299	£0.659	£0.481	£0.840	£0.662
8	Residential Medium site - medium density	25	0.79	£0.40	-£0.567	-£0.752	-£0.342	-£0.526	-£0.116	-£0.301	£0.107	-£0.076	£0.221	£0.041	£0.422	£0.242	£0.478	£0.299	£0.659	£0.481	£0.840	£0.662
9	Residential Medium site - higher density	25	0.75	£0.38	-£0.567	-£0.752	-£0.342	-£0.526	-£0.116	-£0.301	£0.107	-£0.076	£0.221	£0.041	£0.422	£0.242	£0.478	£0.299	£0.659	£0.481	£0.840	£0.662
10	Residential Medium site - low density	50	1.85	£0.93	-£1.051	-£1.414	-£0.603	-£0.967	-£0.156	-£0.519	£0.286	-£0.072	£0.505	£0.151	£0.905	£0.551	£1.008	£0.658	£1.368	£1.017	£1.727	£1.377
11	Residential Medium site - medium density	50	1.59	£0.79	-£1.051	-£1.414	-£0.603	-£0.967	-£0.156	-£0.519	£0.286	-£0.072	£0.505	£0.151	£0.905	£0.551	£1.008	£0.658	£1.368	£1.017	£1.727	£1.377
12	Residential Medium site - higher density	50	1.50	£0.75	-£1.051	-£1.414	-£0.603	-£0.967	-£0.156	-£0.519	£0.286	-£0.072	£0.719	£0.365	£1.154	£0.801	£1.571	£1.222	£2.001	£1.652	£2.431	£2.082
13	Residential Large site - low density	100	3.70	£1.85	-£2.266	-£2.990	-£1.384	-£2.109	-£0.503	-£1.227	£0.372	-£0.346	£0.823	£0.117	£1.604	£0.905	£1.822	£1.134	£2.521	£1.833	£3.219	£2.532
14	Residential Large site - medium density	100	3.17	£1.59	-£2.266	-£2.990	-£1.384	-£2.109	-£0.503	-£1.227	£0.372	-£0.346	£0.823	£0.117	£1.604	£0.905	£1.822	£1.134	£2.521	£1.833	£3.219	£2.532
15	Residential Large site - high density	100	3.00	£1.50	-£2.266	-£2.990	-£1.384	-£2.109	-£0.503	-£1.227	£0.372	-£0.346	£0.823	£0.117	£1.604	£0.905	£1.822	£1.134	£2.521	£1.833	£3.219	£2.532
16	Residential Large site - low density	200	7.41	£3.70	-£4.684	-£6.104	-£2.972	-£4.392	-£1.270	-£2.681	£0.405	-£0.985	£1.298	-£0.064	£2.793	£1.440	£3.240	£1.914	£4.575	£3.249	£5.910	£4.584
17	Residential Large site - medium density	200	6.35	£3.17	-£4.684	-£6.104	-£2.972	-£4.392	-£1.270	-£2.681	£0.405	-£0.985	£1.298	-£0.064	£2.793	£1.440	£3.240	£1.914	£4.575	£3.249	£5.910	£4.584
18	Strategic scale site - low density	500	22.22	£11.11	-£24.533	-£27.966	-£20.285	-£23.721	-£16.038	-£19.474	-£11.791	-£15.227	-£9.680	-£13.082	-£5.831	-£9.226	-£4.847	-£8.193	-£1.455	-£4.746	£1.870	-£1.559
19	Strategic scale site - medium density	500	19.05	£9.52	-£24.533	-£27.966	-£20.285	-£23.721	-£16.038	-£19.474	-£11.791	-£15.227	-£9.680	-£13.082	-£5.831	-£9.226	-£4.847	-£8.193	-£1.455	-£4.746	£1.870	-£1.559
20	Strategic scale site - low density	750	33.33	£16.67	-£34.082	-£38.966	-£27.985	-£32.871	-£21.888	-£26.774	-£15.791	-£20.677	-£12.827	-£17.662	-£7.481	-£12.152	-£6.163	-£10.755	-£1.530	-£6.006	£2.977	-£1.377
21	Strategic scale site - medium density	750	28.57	£14.29	-£34.082	-£38.966	-£27.985	-£32.871	-£21.888	-£26.774	-£15.791	-£20.677	-£12.827	-£17.662	-£7.481	-£12.152	-£6.163	-£10.755	-£1.530	-£6.006	£2.977	-£1.377
22	Strategic scale site - medium density	1500	57.14	£28.57	-£57.277	-£65.929	-£46.255	-£54.908	-£35.236	-£43.888	-£24.264	-£32.866	-£19.453	-£27.663	-£10.819	-£18.271	-£8.815	-£16.106	-£1.504	-£8.518	£5.547	-£1.222
23	Strategic scale site - medium density	3300	145.05	£72.53	-£101.832	-£118.211	-£80.480	-£96.859	-£59.128	-£75.507	-£38.526	-£54.155	-£30.512	-£44.597	-£16.401	-£28.471	-£13.262	-£25.030	-£1.507	-£12.730	£9.790	-£1.006
24	Housing for Elderly (C3) - high density	40	0.50	£0.25	-£2.493	-£2.736	-£2.306	-£2.551	-£2.120	-£2.364	-£1.933	-£2.177	-£1.817	-£2.061	-£1.645	-£1.890	-£1.574	-£1.819	-£1.418	-£1.662	-£1.261	-£1.506
25	Housing for Elderly (C3) - high density	60	0.75	£0.37	-£3.762	-£4.126	-£3.481	-£3.850	-£3.206	-£3.572	-£2.928	-£3.295	-£2.762	-£3.118	-£2.495	-£2.853	-£2.368	-£2.724	-£2.154	-£2.521	-£1.921	-£2.288
26	Housing for Elderly (C2) extra care	70	0.87	£0.44	-£4.740	-£5.167	-£4.440	-£4.867	-£4.139	-£4.566	-£3.838	-£4.265	-£3.645	-£4.072	-£3.369	-£3.796	-£3.247	-£3.675	-£2.995	-£3.423	-£2.743	-£3.170
27	Retail (comparison)	0	0.33	£0.17	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408
28	Retail (comparison)	0	0.12	£0.06	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278
29	Retail (comparison)	0	0.83	£0.42	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520
30	Retail (convenience)	0	0.38	£0.19	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157
31	Retail (convenience)	0	1.00	£0.50	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753
32	Retail (convenience)	0	1.00	£0.50	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191
33	Offices	0	0.33	£0.17	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798
34	Offices	0	0.22	£0.11	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998
35	Offices	0	0.21	£0.10	-£8.507	-£7.198	-£8.507	-£7.198	-£8.507	-£7.198	-£8.507	-£7.198	-£8.507	-£7.198	-£8.507	-£7.198	-£8.507	-£7.198	-£8.507	-£7.198	-£8.507	-£7.198
36	Industrial (40% plot ratio)	0	1.00	£0.50	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245
37	Warehousing/logistics (50% plot ratio)	0	1.00	£0.50	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311
38	Warehousing/logistics (60% plot ratio)	0	1.00	£0.50	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378
39	Hotel (75 rooms)	0	0.11	£0.06	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181
40	Hotel (100 rooms)	0	0.11	£0.06	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242
41	Hotel (125 room)	0	0.11	£0.06	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302
42	Hotel (150 rooms)	0	0.68	£0.34	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363
43	Leisure use	0	0.30	£0.15	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680
44	Leisure use	0	0.30	£0.15	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680
45	Leisure use	0	0.30	£0.15	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680
46	Community use	0	0.40	£0.20	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573
47	Community use	0	0.50	£0.25	-£4.153	-£4.466	-£4.153	-£4.466	-£4.153	-£4.466	-£4.153	-£4.466	-£4.153	-£4.466	-£4.153	-£4.466	-£4.153	-£4.466	-£4.153	-£4.466	-£4.153	-£4.466
48	Community use	0	0.60	£0.30	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360

Table 6.28.2: Net Zero Carbon – Scenario 2 – 5% cost uplift (continued)

BLV: GREENFIELD (HIGHER)					0% affordable £2,029 psm		0% affordable £2,163 psm		0% affordable £2,297 psm		10% affordable £2,431 psm		10% affordable £2,565 psm		10% affordable £2,698 psm		20% affordable £2,832 psm		20% affordable £2,966 psm		20% affordable £3,100 psm	
	Description	No of units		BLV (£ m)	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1
1	Residential Small site - low density	5	0.19	£0.07	-£0.113	-£0.150	-£0.068	-£0.105	-£0.023	-£0.060	£0.021	-£0.015	£0.044	£0.008	£0.084	£0.048	£0.096	£0.060	£0.132	£0.096	£0.168	£0.132
2	Residential Small site - medium density	5	0.16	£0.06	-£0.113	-£0.150	-£0.068	-£0.105	-£0.023	-£0.060	£0.021	-£0.015	£0.044	£0.008	£0.084	£0.048	£0.096	£0.060	£0.132	£0.096	£0.168	£0.132
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.328	-£0.370	-£0.288	-£0.330	-£0.253	-£0.295	-£0.213	-£0.255	-£0.190	-£0.232	-£0.155	-£0.197	-£0.142	-£0.184	-£0.111	-£0.153	-£0.080	-£0.121
4	Residential Small site - low density	10	0.37	£0.14	-£0.227	-£0.301	-£0.137	-£0.211	-£0.046	-£0.120	£0.043	-£0.030	£0.088	£0.016	£0.169	£0.097	£0.191	£0.120	£0.264	£0.192	£0.336	£0.265
5	Residential Small site - medium density	10	0.32	£0.12	-£0.227	-£0.301	-£0.137	-£0.211	-£0.046	-£0.120	£0.043	-£0.030	£0.088	£0.016	£0.169	£0.097	£0.191	£0.120	£0.264	£0.192	£0.336	£0.265
6	Residential Small site - higher density	10	0.30	£0.11	-£0.227	-£0.301	-£0.137	-£0.211	-£0.046	-£0.120	£0.043	-£0.030	£0.088	£0.016	£0.169	£0.097	£0.191	£0.120	£0.264	£0.192	£0.336	£0.265
7	Residential Medium site - low density	25	0.93	£0.34	-£0.567	-£0.752	-£0.342	-£0.526	-£0.116	-£0.301	£0.107	-£0.076	£0.221	£0.041	£0.422	£0.242	£0.478	£0.299	£0.659	£0.481	£0.840	£0.662
8	Residential Medium site - medium density	25	0.79	£0.29	-£0.567	-£0.752	-£0.342	-£0.526	-£0.116	-£0.301	£0.107	-£0.076	£0.221	£0.041	£0.422	£0.242	£0.478	£0.299	£0.659	£0.481	£0.840	£0.662
9	Residential Medium site - higher density	25	0.75	£0.28	-£0.567	-£0.752	-£0.342	-£0.526	-£0.116	-£0.301	£0.107	-£0.076	£0.221	£0.041	£0.422	£0.242	£0.478	£0.299	£0.659	£0.481	£0.840	£0.662
10	Residential Medium site - low density	50	1.85	£0.69	-£1.051	-£1.414	-£0.603	-£0.967	-£0.156	-£0.519	£0.286	-£0.072	£0.719	£0.365	£1.154	£0.801	£1.571	£1.222	£2.001	£1.652	£2.431	£2.082
11	Residential Medium site - medium density	50	1.59	£0.59	-£1.051	-£1.414	-£0.603	-£0.967	-£0.156	-£0.519	£0.286	-£0.072	£0.719	£0.365	£1.154	£0.801	£1.571	£1.222	£2.001	£1.652	£2.431	£2.082
12	Residential Medium site - higher density	50	1.50	£0.56	-£1.051	-£1.414	-£0.603	-£0.967	-£0.156	-£0.519	£0.286	-£0.072	£0.719	£0.365	£1.154	£0.801	£1.571	£1.222	£2.001	£1.652	£2.431	£2.082
13	Residential Large site - low density	100	3.70	£1.37	-£2.266	-£2.990	-£1.384	-£2.109	-£0.503	-£1.227	£0.372	-£0.346	£0.823	£0.117	£1.604	£0.905	£1.822	£1.134	£2.521	£1.833	£3.219	£2.532
14	Residential Large site - medium density	100	3.17	£1.17	-£2.266	-£2.990	-£1.384	-£2.109	-£0.503	-£1.227	£0.372	-£0.346	£0.823	£0.117	£1.604	£0.905	£1.822	£1.134	£2.521	£1.833	£3.219	£2.532
15	Residential Large site - high density	100	3.00	£1.11	-£2.266	-£2.990	-£1.384	-£2.109	-£0.503	-£1.227	£0.372	-£0.346	£0.823	£0.117	£1.604	£0.905	£1.822	£1.134	£2.521	£1.833	£3.219	£2.532
16	Residential Large site - low density	200	7.41	£2.74	-£4.684	-£6.104	-£2.972	-£4.392	-£1.270	-£2.681	£0.405	-£0.985	£1.298	-£0.064	£2.793	£1.440	£3.240	£1.914	£4.575	£3.249	£5.910	£4.584
17	Residential Large site - medium density	200	6.35	£2.35	-£4.684	-£6.104	-£2.972	-£4.392	-£1.270	-£2.681	£0.405	-£0.985	£1.298	-£0.064	£2.793	£1.440	£3.240	£1.914	£4.575	£3.249	£5.910	£4.584
18	Strategic scale site - low density	500	22.22	£8.22	-£24.533	-£27.968	-£20.285	-£23.721	-£16.038	-£19.474	-£11.791	-£15.227	-£9.680	-£13.082	-£5.831	-£9.226	-£4.847	-£8.193	-£1.455	-£4.748	£1.870	-£1.359
19	Strategic scale site - medium density	500	19.05	£7.05	-£24.533	-£27.968	-£20.285	-£23.721	-£16.038	-£19.474	-£11.791	-£15.227	-£9.680	-£13.082	-£5.831	-£9.226	-£4.847	-£8.193	-£1.455	-£4.748	£1.870	-£1.359
20	Strategic scale site - low density	750	33.33	£12.33	-£34.082	-£39.988	-£27.585	-£33.571	-£21.088	-£27.074	-£15.791	-£20.677	-£12.827	-£17.822	-£7.431	-£12.152	-£6.163	-£10.715	-£1.530	-£6.003	£2.977	-£1.377
21	Strategic scale site - medium density	750	28.57	£10.57	-£34.082	-£39.988	-£27.585	-£33.571	-£21.088	-£27.074	-£15.791	-£20.677	-£12.827	-£17.822	-£7.431	-£12.152	-£6.163	-£10.715	-£1.530	-£6.003	£2.977	-£1.377
22	Strategic scale site - medium density	1500	57.14	£21.14	-£57.277	-£65.929	-£46.256	-£54.908	-£35.236	-£43.888	-£24.284	-£32.868	-£19.453	-£27.663	-£10.819	-£18.271	-£8.815	-£16.106	-£1.504	-£8.518	£5.547	-£1.222
23	Strategic scale site - medium density	3300	145.05	£53.67	-£101.832	-£116.211	-£80.480	-£96.859	-£59.128	-£75.507	-£38.528	-£54.155	-£30.512	-£44.597	-£16.401	-£26.471	-£15.262	-£25.020	-£1.500	-£12.720	£9.750	-£1.000
24	Housing for Elderly (C3) - high density	40	0.50	£0.18	-£2.453	-£2.793	-£2.086	-£2.425	-£1.721	-£2.061	-£1.337	-£1.677	-£1.017	-£1.357	-£0.645	-£1.000	-£0.274	-£0.616	£0.119	-£0.224	£0.523	-£0.500
25	Housing for Elderly (C3) - high density	60	0.75	£0.28	-£3.762	-£4.126	-£3.484	-£3.850	-£3.206	-£3.572	-£2.928	-£3.294	-£2.762	-£3.116	-£2.496	-£2.863	-£2.388	-£2.754	-£2.154	-£2.521	-£1.921	-£2.280
26	Housing for Elderly (C2) extra care	70	0.87	£0.32	-£4.740	-£5.167	-£4.440	-£4.867	-£4.139	-£4.566	-£3.838	-£4.265	-£3.645	-£4.072	-£3.369	-£3.796	-£3.247	-£3.675	-£2.995	-£3.423	-£2.743	-£3.170
27	Retail (comparison)	0	0.33	£0.12	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408
28	Retail (comparison)	0	0.12	£0.05	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278
29	Retail (comparison)	0	0.83	£0.31	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520
30	Retail (convenience)	0	0.38	£0.14	£2.284	£2.157	£2.284	£2.157	£2.284	£2.157	£2.284	£2.157	£2.284	£2.157	£2.284	£2.157	£2.284	£2.157	£2.284	£2.157	£2.284	£2.157
31	Retail (convenience)	0	1.00	£0.37	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753
32	Retail (convenience)	0	1.00	£0.37	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191
33	Offices	0	0.33	£0.12	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798
34	Offices	0	0.22	£0.08	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998
35	Offices	0	0.21	£0.08	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198
36	Industrial (40% plot ratio)	0	1.00	£0.37	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245
37	Warehousing/logistics (50% plot ratio)	0	1.00	£0.37	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311
38	Warehousing/logistics (60% plot ratio)	0	1.00	£0.37	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378
39	Hotel (75 rooms)	0	0.11	£0.04	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181
40	Hotel (100 rooms)	0	0.11	£0.04	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242
41	Hotel (125 room)	0	0.11	£0.04	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302
42	Hotel (150 rooms)	0	0.68	£0.25	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363
43	Leisure use	0	0.30	£0.11	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680
44	Leisure use	0	0.30	£0.11	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680
45	Leisure use	0	0.30	£0.11	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680
46	Community use	0	0.40	£0.15	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573
47	Community use	0	0.50	£0.18	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466
48	Community use	0	0.60	£0.22	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360

BLV: GREENFIELD (LOWER)					0% affordable £2,029 psm		0% affordable £2,163 psm		0% affordable £2,297 psm		10% affordable £2,431 psm		10% affordable £2,565 psm		10% affordable £2,698 psm		20% affordable £2,832 psm		20% affordable £2,966 psm		20% affordable £3,100 psm	
	Description	No of units		BLV (£ m)	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1
1	Residential Small site - low density	5	0.19	£0.05	-£0.113	-£0.150	-£0.068	-£0.105	-£0.023	-£0.060	£0.021	-£0.015	£0.044	£0.008	£0.084	£0.048	£0.096	£0.060	£0.132	£0.096	£0.168	£0.132
2	Residential Small site - medium density	5	0.16	£0.04	-£0.113	-£0.150	-£0.068	-£0.105	-£0.023	-£0.060	£0.021	-£0.015	£0.044	£0.008	£0.084	£0.048	£0.096	£0.060	£0.132	£0.096	£0.168	£0.132
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.328	-£0.370	-£0.288	-£0.330	-£0.253	-£0.295	-£0.213	-£0.255	-£0.190	-£0.232	-£0.155	-£0.197	-£0.142	-£0.184	-£0.111	-£0.153	-£0.080	-£0.121
4	Residential Small site - low density	10	0.37	£0.09	-£0.227	-£0.301	-£0.137	-£0.211	-£0.046	-£0.120	£0.043	-£0.030	£0.088	£0.016	£0.169	£0.097	£0.191	£0.120	£0.264	£0.192	£0.336	£0.265
5	Residential Small site - medium density	10	0.32	£0.08	-£0.227	-£0.301	-£0.137	-£0.211	-£0.046	-£0.120	£0.043	-£0.030	£0.088	£0.016	£0.169	£0.097	£0.191	£0.120	£0.264	£0.192	£0.336	£0.265
6	Residential Small site - higher density	10	0.30	£0.07	-£0.227	-£0.301	-£0.137	-£0.211	-£0.046	-£0.120	£0.043	-£0.030	£0.088	£0.016	£0.169	£0.097	£0.191	£0.120	£0.264	£0.192	£0.336	£0.265
7	Residential Medium site - low density	25	0.93	£0.23	-£0.567	-£0.752	-£0.342	-£0.526	-£0.116	-£0.301	£0.107	-£0.076	£0.221	£0.041	£0.422	£0.242	£0.478	£0.299	£0.659	£0.481	£0.840	£0.662
8	Residential Medium site - medium density	25	0.79	£0.20	-£0.567	-£0.752	-£0.342	-£0.526	-£0.116	-£0.301	£0.107	-£0.076	£0.221	£0.041	£0.422	£0.242	£0.478	£0.299	£0.659	£0.481	£0.840	£0.662
9	Residential Medium site - higher density	25	0.75	£0.19	-£0.567	-£0.752	-£0.342	-£0.526	-£0.116	-£0.301	£0.107	-£0.076	£0.221	£0.041	£0.422	£0.242	£0.478	£0.299	£0.659	£0.481	£0.840	£0.662
10	Residential Medium site - low density	50	1.85	£0.46	-£1.051	-£1.414	-£0.603	-£0.967	-£0.156	-£0.519	£0.286	-£0.072	£0.719	£0.365	£1.154	£0.801	£1.571	£1.222	£2.001	£1.652	£2.431	£2.082
11	Residential Medium site - medium density	50	1.59	£0.39	-£1.051	-£1.414	-£0.603	-£0.967	-£0.156	-£0.519	£0.286	-£0.072	£0.719	£0.365	£1.154	£0.801	£1.571	£1.222	£2.001	£1.652	£2.431	£2.082
12	Residential Medium site - higher density	50	1.50	£0.37	-£1.051	-£1.414	-£0.603	-£0.967	-£0.156	-£0.519	£0.286	-£0.072	£0.719	£0.365	£1.154	£0.801	£1.571	£1.222	£2.001	£1.652	£2.431	£2.082
13	Residential Large site - low density	100	3.70	£0.91	-£2.266	-£2.990	-£1.384	-£2.109	-£0.503	-£1.227	£0.372	-£0.346	£0.823	£0.117	£1.604	£0.905	£1.822	£1.134	£2.521	£1.833	£3.219	£2.532
14	Residential Large site - medium density	100	3.17	£0.78	-£2.266	-£2.990	-£1.384	-£2.109	-£0.503	-£1.227	£0.372	-£0.346	£0.823	£0.117	£1.604	£0.905	£1.822	£1.134	£2.521	£1.833	£3.219	£2.532
15	Residential Large site - high density	100	3.00	£0.74	-£2.266	-£2.990	-£1.384	-£2.109	-£0.503	-£1.227	£0.372	-£0.346	£0.823	£0.117	£1.604	£0.905	£1.822	£1.134	£2.521	£1.833	£3.219	£2.532
16	Residential Large site - low density	200	7.41	£1.83	-£4.684	-£6.104	-£2.972	-£4.392	-£1.270	-£2.681	£0.405	-£0.985	£1.298	-£0.064	£2.793	£1.440	£3.240	£1.914	£4.575	£3.249	£5.910	£4.584
17	Residential Large site - medium density	200	6.35	£1.57	-£4.684	-£6.104	-£2.972	-£4.392	-£1.270	-£2.681	£0.405	-£0.985	£1.298	-£0.064	£2.793	£1.440	£3.240	£1.914	£4.575	£3.249	£5.910	£4.584
18	Strategic scale site - low density	500	22.22	£5.49	-£24.533	-£27.968	-£20.285	-£23.721	-£16.038	-£19.474	-£11.791	-£15.227	-£9.680	-£13.082	-£5.831	-£9.226	-£4.847	-£8.193	-£1.455	-£4.748	£1.870	-£1.359
19	Strategic scale site - medium density	500	19.05	£4.70	-£24.533	-£27.968	-£20.285	-£23.721	-£16.038	-£19.474	-£11.791	-£15.227	-£9.680	-£13.082	-£5.831	-£9.226	-£4.847	-£8.193	-£1.455	-£4.748	£1.870	-£1.359
20	Strategic scale site - low density	750	33.33	£8.23	-£34.082	-£39.988	-£27.585	-£33.571	-£21.088	-£27.074	-£15.791	-£20.677	-£12.827	-£17.822	-£7.431	-£12.152	-£6.163	-£10.715	-£1.530	-£6.003	£2.977	-£1.377
21	Strategic scale site - medium density	750	28.57	£7.06	-£34.082	-£39.988	-£27.585	-£33.571	-£21.088	-£27.074	-£15.791	-£20.677	-£12.827	-£17.822	-£7.431	-£12.152	-£6.163	-£10.715	-£1.530	-£6.003	£2.977	-£1.377
22	Strategic scale site - medium density	1500	57.14	£14.11	-£57.277	-£65.929	-£46.256	-£54.908	-£35.236	-£43.888	-£24.284	-£32.868	-£19.453	-£27.663	-£10.819	-£18.271	-£8.815	-£16.106	-£1.504	-£8.518	£5.547	-£1.222
23	Strategic scale site - medium density	3300	145.05	£35.83	-£101.832	-£116.211	-£80.480	-£96.859	-£59.128	-£75.507	-£38.528	-£54.155	-£30.512	-£44.597	-£16.401	-£26.471	-£15.262	-£25.020	-£1.500	-£12.720	£9.750	-£1.000
24	Housing for Elderly (C3) - high density	40	0.50	£0.12	-£2.453	-£2.793	-£2.086	-£2.425	-£1.721	-£2.061	-£1.337	-£1.677	-£1.017	-£1.357	-£0.645	-£1.000	-£0.274	-£0.616	£0.119	-£0.224	£0.523	-£0.500
25	Housing for Elderly (C3) - high density	60	0.75	£0.19	-£3.762	-£4.126	-£3.484	-£3.850	-£3.206	-£3.572	-£2.928	-£3.294	-£2.762	-£3.116	-£2.496	-£2.863	-£2.388	-£2.754	-£2.154	-£2.521	-£1.921	-£2.280
26	Housing for Elderly (C2) extra care	70	0.87	£0.22	-£4.740	-£5.167	-£4.440	-£4.867	-£4.139	-£4.566	-£3.838	-£4.265	-£3.645	-£4.072	-£3.369	-£3.796	-£3.247	-£3.675	-£2.995	-£3.423	-£2.743	-£3.170
27	Retail (comparison)	0	0.33	£0.08	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408
28	Retail (comparison)	0	0.12	£0.03	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278
29	Retail (comparison)	0	0.83	£0.21	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520
30	Retail (convenience)	0	0.38	£0.09	£2.284	£2.157	£2.284	£2.157	£2.284	£2.157	£2.284	£2.157	£2.284	£2.157	£2.284	£2.157	£2.284	£2.157	£2.284	£2.157	£2.284	£2.157
31	Retail (convenience)	0	1.00	£0.25	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753
32	Retail (convenience)	0	1.00	£0.25	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191
33	Offices	0	0.33	£0.08	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798
34	Offices	0	0.22	£0.05	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998
35	Offices	0	0.21	£0.05	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198
36	Industrial (40% plot ratio)	0	1.00	£0.25	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245
37	Warehousing/logistics (50% plot ratio)	0	1.00	£0.25	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311
38	Warehousing/logistics (60% plot ratio)	0	1.00	£0.25	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378
39	Hotel (75 rooms)	0	0.11	£0.03	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181
40	Hotel (100 rooms)	0	0.11	£0.03	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242
41	Hotel (125 room)	0	0.11	£0.03	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302
42	Hotel (150 rooms)	0	0.68	£0.17	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363
43	Leisure use	0	0.30	£0.07	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680
44	Leisure use	0	0.30	£0.07	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680
45	Leisure use	0	0.30	£0.07	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680
46	Community use	0	0.40	£0.10	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573
47	Community use	0	0.50	£0.12	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466
48	Community use	0	0.60	£0.15	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360

Table 6.28.3: Percentage change in residual land values with NZC (Scenario 1 – 3% cost uplift) assuming residential sales values of £2,550 per square metre

	Description	No of units	Site area ha	Baseline residual value £ m	Residual value reflecting NZC (3% cost uplift)	% change
1	Residential Small site - low density	5	0.25	£0.044	£0.023	48.90%
2	Residential Small site - medium density	5	0.20	£0.044	£0.023	48.90%
3	Residential Small site - higher density (flats)	5	0.08	-£0.190	-£0.215	13.28%
4	Residential Small site - low density	10	0.50	£0.088	£0.045	48.90%
5	Residential Small site - medium density	10	0.40	£0.088	£0.045	48.90%
6	Residential Small site - higher density	10	0.33	£0.088	£0.045	48.90%
7	Residential Medium site - low density	25	1.25	£0.221	£0.113	48.90%
8	Residential Medium site - medium density	25	1.00	£0.221	£0.113	48.90%
9	Residential Medium site - higher density	25	0.83	£0.221	£0.113	48.90%
10	Residential Medium site - low density	50	2.50	£0.505	£0.293	42.03%
11	Residential Medium site - medium density	50	2.00	£0.505	£0.293	42.03%
12	Residential Medium site - higher density	50	1.67	£0.719	£0.507	29.49%
13	Residential Large site - low density	100	5.00	£0.823	£0.400	51.46%
14	Residential Large site - medium density	100	4.00	£0.823	£0.400	51.46%
15	Residential Large site - high density	100	3.33	£0.823	£0.400	51.46%
16	Residential Large site - low density	200	10.00	£1.298	£0.481	62.91%
17	Residential Large site - medium density	200	8.00	£1.298	£0.481	62.91%
18	Strategic scale site - low density	500	25.00	-£9.680	-£11.721	21.09%
19	Strategic scale site - medium density	500	20.00	-£9.680	-£11.721	21.09%
20	Strategic scale site - low density	750	37.50	-£12.827	-£15.727	22.61%
21	Strategic scale site - medium density	750	30.00	-£12.827	-£15.727	22.61%
22	Strategic scale site - low density	1,500	40.00	-£19.453	-£24.272	24.77%
23	Strategic scale site - medium density	3,300	33.33	-£30.512	-£38.612	26.54%
24	Housing for Elderly (C3) - high density	40	0.50	-£1.817	-£1.964	8.08%
25	Housing for Elderly (C3) - high density	60	0.75	-£2.752	-£2.972	7.99%
26	Housing for Elderly (C2) extra care	70	0.87	-£3.645	-£3.901	7.03%
27	Retail (comparison)		0.33	£3.637	£3.500	3.78%
28	Retail (comparison)		0.12	£1.364	£1.312	3.78%
29	Retail (comparison)		0.83	£9.092	£8.749	3.78%
30	Retail (convenience)		0.38	£2.264	£2.200	2.82%
31	Retail (convenience)		1.00	£6.036	£5.866	2.82%
32	Retail (convenience)		1.00	£7.546	£7.333	2.82%
33	Offices		0.33	-£4.338	-£4.614	6.37%
34	Offices		0.22	-£5.423	-£5.768	6.37%
35	Offices		0.21	-£6.507	-£6.921	6.37%
36	Warehousing/logistics (50% plot ratio)		1.00	£0.393	£0.304	22.56%
37	Industrial (40% plot ratio)		1.00	£0.496	£0.385	22.33%
38	Warehousing/logistics (60% plot ratio)		1.00	£0.599	£0.466	22.18%
39	Hotel (75 rooms)		0.11	£0.063	-£0.083	232.07%
40	Hotel (100 rooms)		0.11	£0.084	-£0.111	232.07%
41	Hotel (125 room)		0.11	£0.105	-£0.139	232.07%
42	Hotel (150 rooms)		0.68	£0.126	-£0.166	232.07%
43	Leisure use		0.30	-£2.491	-£2.604	4.54%
44	Leisure use		0.30	-£2.491	-£2.604	4.54%
45	Leisure use		0.30	-£2.491	-£2.604	4.54%
46	Community use		0.40	-£3.322	-£3.473	4.54%
47	Community use		0.50	-£4.152	-£4.341	4.54%
48	Community use		0.60	-£4.983	-£5.209	4.54%

7 Conclusions

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 North East Lincolnshire Borough to support emerging Local Plan policies while making contributions to infrastructure that will support growth planning obligations.

7.2 We have tested the impact of the main emerging policies which may have an impact on viability.

7.3 **Section 106 contributions:** It should be noted that all our appraisals incorporate the Council's education requirements which currently total £10,374.31 per unit, so the outputs of our appraisals reflect the cumulative impact of all policy requirements.

7.4 While the Council has not historically sought Section 106 contributions towards health, we understand that this may be a consideration at some point over the plan period. Our appraisals indicate that there may be scope for contributions towards health in some cases where needs arise, but this would need to be judged on a case-by-case basis and subject to viability, having regard to other policy objectives.

7.5 **Affordable housing:** Our review of sales values achieved across the area indicate that the Low, Medium and High values zones identified in the Draft Plan are consistent with the evidence and this is an appropriate framework within which to set affordable housing targets in different parts of the Council's area.

7.6 We have appraised residential schemes with a range of affordable housing from 0% to 30%, which covers the differential percentages sought by emerging Strategic Policy 12 (on greenfield sites: 20% in the high value area; 10% in the medium value area and 0% in the low value area; and on brownfield sites: 15% in the high value area; 10% in the medium value area; and 0% in the low value area). There are significant differences in the viability of schemes and the level of affordable housing that can be viably provided, the most significant factor being the sales value applied. Benchmark Land Value also has a significant bearing on viability.

7.7 In the lower value area, residential schemes are unviable before any affordable housing is provided, which would indicate that the Council's emerging approach of nil affordable housing in the lowest value parts of the area would be a logical policy response. Developers may be able to bring schemes forward in these areas if they are able to reduce construction costs and would be facilitated to do so by the affordable housing policy being applied at a nil rate.

7.8 In the medium value area, our appraisals indicate that residential schemes should be able to viably provide the emerging policy which seeks 10% of units as affordable on both greenfield and brownfield sites. Not all typologies are able to viably meet this target, so a limited amount of viability testing may be required at the development management stage.

7.9 In the higher value area, schemes will be able to viably provide the full target sought in the emerging plan of 20% on greenfield sites and 15% on brownfield sites. The appraisal outputs indicate that in some cases, higher percentages could be provided, but adopting the targets in the emerging plan would leave a degree of headroom allowing for market cycles and scheme-specific abnormal costs.

7.10 The Council's preferred tenure mix is 80% rented housing and 20% intermediate (which can include Shared Ownership and/or First Homes). The NPPF published in December 2024 removed the requirement for First Homes, although this tenure will remain within the NPPF definition of affordable housing. Our appraisals indicate that schemes are more viable if the intermediate element is delivered as Shared Ownership, rather than First Homes due to a range of cost savings resulting from providing all of the intermediate housing as the former rather than the latter.

7.11 **Biodiversity Net gain:** developments are required by statute to achieve a 10% biodiversity net gain. A 10% biodiversity net gain results in a modest reduction in residual land values of circa 4% which is not of sufficient magnitude to prevent schemes coming forward.

7.12 **Electric Vehicle Charging:** Policy 9 requires that developments are to incorporate electric vehicle charging. Use of electric cars is increasing and developers are likely to face demand for electric vehicle charging from purchasers. The emerging Policy therefore reflects occupier trends that developers will need to meet in any event. That said, the impact of the policy requirement is typically 3% of residual land value, which is not of sufficient magnitude to prevent schemes coming forward.

7.13 **Energy and low carbon living:** the Council's Draft Policy 2 seeks that developments should aim to reduce energy demand, supply energy from renewable and low carbon sources, and offset carbon emissions. The cost of achieving net zero carbon in developments varies and we have tested two scenarios which reflect the range of cost estimates (scenario 1 models a 3% increase in costs and scenario 2 models a 5% increase in costs). When scenario 1 costs are applied, the impact on residual land values is around 35% on average. With the higher scenarios 2 costs, the residual land values fall by an average of 62%. As more developers start to use on-site technologies, the costs are likely to fall over the plan period. It should also be noted that the emerging policy does not seek net zero carbon at this stage and this is clearly a longer term aim which is consistent with the government's aim of a 68% reduction in carbon emissions against 1990 levels) by 2030 and achieving net zero carbon by 2050.

7.14 We have also undertaken a series of sensitivity analyses which model the impact of growth in values over the first five years of the plan period, in line with current forecasts from Savills. These outputs indicate that residual land values could increase significantly over five years, which will widen the extent of circumstances in which development proposals can deliver policy requirements at the target levels identified by the draft plan. The Housing Minister has advised the planning inspectorate to have regard to sensitivity testing noting in this letter to the Planning Inspectorate of 15 July 2026 that "*allocations should generally be assessed against their prospects of delivery over the plan period as a whole, rather than solely against current market conditions. For these reasons, where a robust evidence base exists and there is a reasonable basis for concluding that allocations are capable of delivery over the plan period as a whole, I expect concerns regarding deliverability and viability to be approached pragmatically".*

Additional observations

7.15 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes in policy can be absorbed in most all circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the landowner at the bid stage without adversely impacting on the supply of land for development.

7.16 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements.

7.17 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing and to meet other planning policy requirements. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.

Appendix 1 - Draft Local Plan policy review

Policies in the draft Local Plan

Draft Policy	Description	Impacts on viability (if any)
Strategic Policy 1 – Employment land requirements	Identifies minimum of 86 hectares of employment land over the plan period.	Land use issue only.
Strategic Policy 2 Housing requirement and delivery	Identifies the Council's housing requirement over the plan period.	No specific costs to development.
Strategic Policy 3 Settlement hierarchy	Identifies settlement hierarchy providing a framework for location and scale of development.	Land use issue only.
Strategic Policy 4 Distribution of housing growth	Identifies distribution of housing development across the area and between different types of settlement.	Land use issue only.
Strategic Policy 5 Development boundaries	Identifies how settlement boundaries will be drawn and how development proposals within and outside the settlement boundaries will be considered.	Land use issue only.
Strategic Policy 6 Strategic wedges	Identifies strategic wedges in which development will not normally be permitted to prevent settlements merging, as well as providing open space and opportunities for recreation.	Land use issue only.
Strategic Policy 7 Infrastructure	Developments to contribute towards the need for community infrastructure that new residents and other uses will generate. Identifies that the scale of any obligations can be varied based on site-specific viability on an open book basis.	Contributions to community infrastructure tested in the appraisals.
Strategic Policy 8 Flood risk	Developments in areas of flood risk to be considered through a sequential test and exception test.	No cost issues, some sites may be prevented from being developed and would remain in existing use.
Strategic Policy 9 Renewable and low carbon infrastructure	Sets out requirements for proposals of facilities which will generate low carbon energy including solar farms and onshore wind turbines.	Not relevant to residential or commercial developments.
Strategic Policy 10 Developing a green and blue infrastructure network	Development expected to maintain and improve a network of green infrastructure, including taking opportunities to improve the connectivity of open spaces.	Land use issue only.
Strategic Policy 11 Good design in new developments	A high standard of design required in all developments, including consideration of site context and protection of existing natural assets, climate change resilience, sustainable transport, accessibility and other related factors.	Allowance for high quality design reflected in professional fees allowance in the appraisals.
Strategic Policy 12 Affordable housing	Identifies three housing market values areas. Seeks affordable housing provision (subject to viability) as follows (tenure split 60% rent, 40% intermediate, including First Homes):	Tested in the appraisals.

<table>
<tr><th>Draft Policy</th><th>Description</th><th>Impacts on viability (if any)</th></tr>
<tr><td></td><td>
<table>
<tr><th>Housing market zone</th><th>AH% Greenfield sites</th><th>AH% brownfield sites</th><th>Housing unit threshold</th></tr>
<tr><td>High</td><td>20</td><td>15</td><td>Greater than ten units or which have a combined gross floorspace of more than 1,000 sqm</td></tr>
<tr><td>Medium</td><td>10</td><td>10</td><td>Greater than ten units or which have a combined gross floorspace of more than 1,000sqm</td></tr>
<tr><td>Low</td><td>0</td><td>0</td><td>Greater than ten units or which have a combined gross floorspace of more than 1,000sqm</td></tr>
</table>
</td><td>Reflected in the appraisals.</td></tr>
<tr><td>Strategic Policy 13 Retail hierarchy</td><td>Retail hierarchy to direct retail developments towards defined town centres, district centres and local centres in preference to other locations.</td><td>Land use issue only.</td></tr>
<tr><td>Strategic Policy 14 Safeguarding waste facilities and related infrastructure</td><td>Policies for safeguarding existing waste management facilities.</td><td>Land use issue only.</td></tr>
<tr><td>Policy 1 Water management</td><td>Requires that development proposals should demonstrate that there are adequate water supplies available; that provisions are put in place to ensure efficient use of water (including water efficiency standard of 110 litres per person per day; and ensuring adequate foul water and sewerage.</td><td>Standard requirements for development and reflected in standard on-site infrastructure requirements.</td></tr>
<tr><td>Policy 2 Energy and low carbon living</td><td>Requires that developments should reduce energy demand; use energy and resources efficiently; supply energy from renewable and low carbon sources; and offset carbon emissions.</td><td>Cost of net zero carbon development reflected in the appraisals.</td></tr>
<tr><td>Policy 3 Health and wellbeing</td><td>Developments to promote, support and enhance physical and mental health and wellbeing. Health Impact Assessment to be submitted for schemes providing 150+ residential units.</td><td>Cost of HIA is deminimis and reflected in professional fees allowance.</td></tr>
<tr><td>Policy 4 Landscape</td><td>Developers to have regard to landscape context and type. Indicates that the Council will prioritise protection and enhancement of landscape character and natural beauty. Developments to include landscape buffers to offset development impacts and protect existing trees and hedgerows.</td><td>Land use issue only.

Landscaping costs incorporated within allowances for external works.</td></tr>
<tr><td>Policy 5 Open space and recreation</td><td>Seeks to safeguard public and green spaces including sport and recreation and to prevent their loss. Developers required to make provision for green space, sport and recreation to meet additional unmet needs that developments generate.</td><td>Land use issue only. Provision of open space included within net developable site area assumptions and external works allowances in the appraisals.</td></tr>
</table>

Draft Policy	Description	Impacts on viability (if any)
Policy 6 Biodiversity and geodiversity	Requires that developments will not harm biodiversity and geodiversity unless it can be mitigated.	Land use issue only. Cost of statutory improvements in biodiversity net gain incorporated within appraisals.
Policy 7 Habitat Mitigation - South Humber Bank	Developments within the South Humber Bank mitigation zone will be required to contribute towards the provision and management of mitigation sites.	Mitigation contributions of £20,588 per hectare included on sites within the Mitigation Zone.
Policy 8 Conserving and enhancing the historic environment	Framework for development proposals involving heritage assets and developments in the vicinity of heritage assets.	Land use issue only.
Policy 9 Promoting sustainable transport	Developments to minimise travel, prioritise active and sustainable modes of travel, include provision for electric vehicle charging and mitigate transport impacts.	Allowances included in appraisals for EV charging.
Policy 10 Parking provision	Seeks to require that developments provide appropriate parking provision having regard to accessibility; the type of and uses in a development; the availability of public transport; and local car ownership levels. 5% of onsite spaces provided should be reserved for blue badge holders.	Standard requirement, cost of provision of laying out spaces incorporated within external works allowances.
Policy 11 Employment allocations	Identifies specific locations and sites for employment land	Land use issue only.
Policy 12 Existing employment sites	Seeks to protect existing employment sites from loss to other uses unless there is no demand for re-use of the sites for employment use.	Land use issue only.
Policy 13 Skills and training	Encourages businesses to use local skills and offer training opportunities on developments.	Should not result in any additional costs. Contractors will need to offer training opportunities to deploy sufficient manpower to achieve delivery timescales.
Policy 14 Tourism and visitor economy	Policies for supporting tourism and visitor economy.	Land use issue only.
Policy 15 Housing allocations	Identifies sites allocated for housing development.	Land use issue only.
Policy 16 Development of strategic housing sites	Requirement for strategic housing sites to be planned and implemented in a coordinated way, linked to the timely delivery of infrastructure. Strategic developments to be masterplanned to be agreed with the Council prior to determination of any planning applications.	Land use issue only. Professional fees allowances in the appraisals incorporate resources for masterplanning.
Policy 17 Rural exceptions	Indicates that the Council will allow applications for 100% affordable housing schemes in the rural area for local people. The Council will permit some market housing to facilitate the delivery of the affordable units, subject to submission of viability evidence.	Land use issue only. Market housing can cross subsidise the delivery of affordable housing if required on a case by case basis.
Policy 18 Housing mix	Indicates that developments should aim to meet a range of housing needs including those of older people. All major developments to provide 30% of units to M4(2) standards. All major developments to provide 5% of private units to M4(3) standard and	Land use issue only. Tested in the appraisals.

<table>
<tr><th>Draft Policy</th><th>Description</th><th>Impacts on viability (if any)</th></tr>
<tr><td></td><td>in 10% of affordable units.

Suggested housing mix (not mandatory):
<table>
<tr><th>Tenure</th><th>1 bed</th><th>2 bed</th><th>3 bed</th><th>4+ bed</th></tr>
<tr><td>Market housing</td><td>5 to 15%</td><td>20 to 30%</td><td>40 to 50%</td><td>15 to 25%</td></tr>
<tr><td>Social/ affordable housing</td><td>35 to 45%</td><td>20 to 30%</td><td>15 to 25%</td><td>5 to 20%</td></tr>
</table></td><td></td></tr>
<tr><td>Policy 19 Self-build and custom build homes</td><td>1% of homes to be made available for self or custom build at competitive rates being fairly related to the particular site and plot costs. Plots not sold can be released for normal delivery routes after a 24 month marketing period.</td><td>Requirement for self-build or custom build has a neutral impact on viability.</td></tr>
<tr><td>Policy 20 Provision for gypsies and travellers</td><td>Sets out criteria the Council will apply in determining proposals for new sites to accommodate gypsies and travellers.</td><td>Land use issue only.</td></tr>
<tr><td>Policy 21 Town centre uses</td><td>Identifies the types of uses that the Council will encourage in town centres. Proposals in primary frontages are expected to maintain active frontages.

Encourages the development of offices in town centres. Proposals for office developments elsewhere will be subject to a sequential test and not have an adverse impact on the vitality and viability of the town centre.</td><td>Land use issue only.</td></tr>
<tr><td>Policy 22 Social and cultural places</td><td>Seeks to support existing assets of social and cultural value and promotes new facilities where there is demand.</td><td>Land use issue only.</td></tr>
<tr><td>Policy 23 Safeguarding minerals and related infrastructure</td><td>Strategic minerals policies.</td><td>Land use issue only.</td></tr>
<tr><td>Policy 24 Future mineral extraction and Secondary Aggregates</td><td>Policies relating to extraction of minerals.</td><td>Not related to developments.</td></tr>
<tr><td>Policy 25 Restoration and aftercare (minerals)</td><td>Policies relating to restoration of sites that have been subject to mineral extraction.</td><td>Not related to developments.</td></tr>
<tr><td>Policy 26 Waste facility requirements</td><td>Identifies suitable locations for the development of waste transfer and recycling facilities, outdoor composting facilities and wastewater recycling facilities.</td><td>Land use issue only.</td></tr>
<tr><td>Policy 27 Restoration and aftercare (waste)</td><td>Policies relating to restoration of sites that have been used for waste disposal.</td><td>Not related to developments.</td></tr>
</table>

Appendix 2 - Site details

1	2	3	4	6	7	8	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
NORTH EAST LINCOLNSHIRE LOCAL PLAN VIABILITY TESTING												**Floor areas - proposed (sqm)**										
		Gross	Net site		No of	No of	Resi costs	Resi costs	GIA	GIA				Note: B1 office inlcudes B1(b)							Total resi	Total resi FS
Site ref	Typology description	Site area	area	Heights	Houses	Flats	Houses	Flats	Houses	flats		Retail A1-A	Retail S'Mark	B1 office	B1(c) and B	B8 storage	C1 Hotel	C2 resi inst	D1	D2	units	
1	Residential Small site - low density	0.19	0.19	2	5.00		1,365	1,572	475	-		-	-	-	-	-	-	-	-	-	5	475
2	Residential Small site - medium density	0.16	0.16	2	5.00		1,365	1,572	475	-		-	-	-	-	-	-	-	-	-	5	475
3	Residential Small site - higher density (flats)	0.06	0.06	4		5.00	1,365	1,572	-	475		-	-	-	-	-	-	-	-	-	5	475
4	Residential Small site - low density	0.37	0.37	2	10.00		1,365	1,572	950	-		-	-	-	-	-	-	-	-	-	10	950
5	Residential Small site - medium density	0.32	0.32	2	10.00		1,365	1,572	950	-		-	-	-	-	-	-	-	-	-	10	950
6	Residential Small site - higher density	0.30	0.30	2	10.00		1,365	1,572	950	-		-	-	-	-	-	-	-	-	-	10	950
7	Residential Medium site - low density	0.93	0.93	2	25.00		1,365	1,572	2,375	-		-	-	-	-	-	-	-	-	-	25	2,375
8	Residential Medium site - medium density	0.79	0.79	2	25.00		1,365	1,572	2,375	-		-	-	-	-	-	-	-	-	-	25	2,375
9	Residential Medium site - higher density	0.75	0.75	2	25.00		1,365	1,572	2,375	-		-	-	-	-	-	-	-	-	-	25	2,375
10	Residential Medium site - low density	1.85	1.85	2	50.00		1,365	1,572	4,749	-		-	-	-	-	-	-	-	-	-	50	4,749
11	Residential Medium site - medium density	1.59	1.59	2	50.00		1,365	1,572	4,749	-		-	-	-	-	-	-	-	-	-	50	4,749
12	Residential Medium site - higher density	1.50	1.50	2	50.00		1,365	1,572	4,749	-		-	-	-	-	-	-	-	-	-	50	4,749
13	Residential Large site - low density	3.70	3.70	2	100.00		1,365	1,572	9,498	-		-	-	-	-	-	-	-	-	-	100	9,498
14	Residential Large site - medium density	3.17	3.17	2	100.00		1,365	1,572	9,498	-		-	-	-	-	-	-	-	-	-	100	9,498
15	Residential Large site - high density	3.00	3.00	2	100.00		1,365	1,572	9,498	-		-	-	-	-	-	-	-	-	-	100	9,498
16	Residential Large site - low density	7.41	7.41	2	200.00		1,365	1,572	18,996	-		-	-	-	-	-	-	-	-	-	200	18,996
17	Residential Large site - medium density	6.35	6.35	2	200.00		1,365	1,572	18,996	-		-	-	-	-	-	-	-	-	-	200	18,996
18	Strategic scale site - low density	22.22	22.22	2	500.00		1,365	1,572	47,490	-		-	-	-	-	-	-	-	-	-	500	47,490
19	Strategic scale site - medium density	19.05	19.05	2	500.00		1,365	1,572	47,490	-		-	-	-	-	-	-	-	-	-	500	47,490
20	Strategic scale site - low density	33.33	33.33	2	750.00		1,365	1,572	71,235	-		-	-	-	-	-	-	-	-	-	750	71,235
21	Strategic scale site - medium density	28.57	28.57	2	750.00		1,365	1,572	71,235	-		-	-	-	-	-	-	-	-	-	750	71,235
22	Strategic scale site - medium density	57.14	57.14	2	1,500.00		1,365	1,572	142,470	-		-	-	-	-	-	-	-	-	-	1,500	142,470
23	Strategic scale site - medium density	145.05	145.05	2	3,300.00		1,365	1,572	313,434	-		-	-	-	-	-	-	-	-	-	3,300	313,434
24	Housing for Elderly (C3) - high density	0.50	0.50	5		40	1,365	1,572	-	2,900		-	-	-	-	-	-	-	-	-	40	2,900
25	Housing for Elderly (C3) - high density	0.75	0.75	5		60	1,365	1,572	-	4,350		-	-	-	-	-	-	-	-	-	60	4,350
26	Housing for Elderly (C2) extra care	0.87	0.87	5		70	1,365	1,572	-	5,075		-	-	-	-	-	-	-	-	-	70	5,075
27	Retail (comparison)	0.33	0.33	2			1,365	1,572	-	-		4,000	-	-	-	-	-	-	-	-	-	-
28	Retail (comparison)	0.12	0.12	2			1,365	1,572	-	-		1,500	-	-	-	-	-	-	-	-	-	-
29	Retail (comparison)	0.83	0.83	2			1,365	1,572	-	-		10,000	-	-	-	-	-	-	-	-	-	-
30	Retail (convenience)	0.38	0.38	1			1,365	1,572	-	-		-	1,500	-	-	-	-	-	-	-	-	-
31	Retail (convenience)	1.00	1.00	1			1,365	1,572	-	-		-	4,000	-	-	-	-	-	-	-	-	-
32	Retail (convenience)	1.00	1.00	1			1,365	1,572	-	-		-	5,000	-	-	-	-	-	-	-	-	-
33	Offices	0.33	0.33	2			1,365	1,572	-	-		-	-	4,000	-	-	-	-	-	-	-	-
34	Offices	0.22	0.22	3		-	1,365	1,572	-	-		-	-	5,000	-	-	-	-	-	-	-	-
35	Offices	0.21	0.21	4		-	1,365	1,572	-	-		-	-	6,000	-	-	-	-	-	-	-	-
36	Industrial (40% plot ratio)	1.00	1.00	1		-	1,365	1,572	-	-		-	-	-	-	4,000	-	-	-	-	-	-
37	Warehousing/logistics (50% plot ratio)	1.00	1.00	1		-	1,365	1,572	-	-		-	-	-	-	5,000	-	-	-	-	-	-
38	Warehousing/logistics (60% plot ratio)	1.00	1.00	1		-	1,365	1,572	-	-		-	-	-	-	6,000	-	-	-	-	-	-
39	Hotel (75 rooms)	0.11	0.11	3		-	1,365	1,572	-	-		-	-	-	-	-	1,875	-	-	-	-	-
40	Hotel (100 rooms)	0.11	0.11	4		-	1,365	1,572	-	-		-	-	-	-	-	2,500	-	-	-	-	-
41	Hotel (125 room)	0.11	0.11	5		-	1,365	1,572	-	-		-	-	-	-	-	3,125	-	-	-	-	-
42	Hotel (150 rooms)	0.68	0.68	1		-	1,365	1,572	-	-		-	-	-	-	-	3,750	-	-	-	-	-
43	Leisure use	0.30	0.30	1		-	1,365	1,572	-	-		-	-	-	-	-	-	-	1,500	-	-	-
44	Leisure use	0.30	0.30	1		-	1,365	1,572	-	-		-	-	-	-	-	-	-	1,500	-	-	-
45	Leisure use	0.30	0.30	1		-	1,365	1,572	-	-		-	-	-	-	-	-	-	1,500	-	-	-
46	Community use	0.40	0.40	1		-	1,365	1,572	-	-		-	-	-	-	-	-	-	-	2,000	-	-
47	Community use	0.50	0.50	1		-	1,365	1,572	-	-		-	-	-	-	-	-	-	-	2,500	-	-
48	Community use	0.60	0.60	1		-	1,365	1,572	-	-		-	-	-	-	-	-	-	-	3,000	-	-

1	29	30	31	32	33	34	35	36	37	38	48	49	50	51	52	53	54	55	56	57	58
NORTH EAS	**CIL (rate per sqm)**											**S106 (per sqm for commercial; per unit for resi**									
											E&T										
Site ref	Retail A1-A	Retail S'Ma	B1 office	B1(c) and E	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	cost	Retail A1-A	Retail S'Ma	B1 office	B1(c) and E	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
6	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
7	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
8	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374
48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	20	20	20	20	20	20	20	20	20	10,374

1	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78
NORTH EAS	**Rents**									**Cap val**	**Yields**									n/a
Site ref	Retail A1-A	Retail S'Ma	B1 office	B1(c) and E	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S'Ma	B1 office	B1(c) and E	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi
1	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
2	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
3	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
4	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
5	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
6	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
7	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
8	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
9	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
10	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
11	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
12	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
13	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
14	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
15	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
16	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
17	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
18	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
19	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
20	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
21	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
22	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
23	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
24	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
25	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
26	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
27	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
28	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
29	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
30	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
31	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
32	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
33	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
34	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
35	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
36	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
37	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
38	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
39	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
40	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
41	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
42	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
43	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
44	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
45	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
46	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
47	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
48	323	290	163	89	89	265	485	125	125	3,100	7.50%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	

1	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121
NORTH EAS	**Build costs**										**Net to gross**											
										GF infra											Total new	
Site ref	Retail A1-A5	Retail S'Ma	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi ins	D1	D2	costs	Retail A1-A5	Retail S'Ma	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	floorspace	Highways/S278
1	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	475	5,000
2	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	475	5,000
3	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	475	5,000
4	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	950	10,000
5	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	950	10,000
6	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	950	10,000
7	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,375	25,000
8	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,375	25,000
9	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,375	25,000
10	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,749	50,000
11	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,749	50,000
12	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,749	50,000
13	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	9,498	100,000
14	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	9,498	100,000
15	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	9,498	100,000
16	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	18,996	200,000
17	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	18,996	200,000
18	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	15,780,269	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	47,490	500,000
19	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	15,780,269	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	47,490	500,000
20	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	23,670,404	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	71,235	750,000
21	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	23,670,404	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	71,235	750,000
22	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	47,340,807	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	142,470	1,500,000
23	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	104,149,776	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	313,434	3,300,000
24	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	2,900	40,000
25	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	4,350	60,000
26	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	5,075	70,000
27	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,000	60,000
28	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,500	22,500
29	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	10,000	150,000
30	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,500	22,500
31	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,000	60,000
32	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,000	75,000
33	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,000	60,000
34	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,000	75,000
35	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	6,000	90,000
36	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,000	60,000
37	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,000	75,000
38	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	6,000	90,000
39	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,875	28,125
40	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,500	37,500
41	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,125	46,875
42	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,750	56,250
43	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,500	22,500
44	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,500	22,500
45	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,500	22,500
46	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,000	30,000
47	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,500	37,500
48	1,143	1,418	2,263	1,169	751	2,573	2,220	2,472	2,472	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,000	45,000

1	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141
NORTH EAS	**Build start (QUARTERS)**										**Build period (QUARTERS)**									
Site ref	Retail A1-A	Retail S'Ma	B1 office	B1(c) and b	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S'Ma	B1 office	B1(c) and b	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi
1	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
2	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
3	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
4	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
5	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
6	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
7	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
8	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
9	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
10	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
11	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
12	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
13	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
14	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
15	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
16	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
17	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
18	2	2	2	2	2	2	2	2	2	2	12	12	12	12	12	12	12	12	12	12
19	2	2	2	2	2	2	2	2	2	2	12	12	12	12	12	12	12	12	12	12
20	2	2	2	2	2	2	2	2	2	2	18	18	18	18	18	18	18	18	18	18
21	2	2	2	2	2	2	2	2	2	2	18	18	18	18	18	18	18	18	18	18
22	2	2	2	2	2	2	2	2	2	2	22	22	22	22	22	22	22	22	22	32
23	2	2	2	2	2	2	2	2	2	2	22	22	22	22	22	22	22	22	22	50
24	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
25	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
26	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
27	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
28	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
29	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
30	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
31	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
32	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
33	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
34	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
35	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
36	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
37	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
38	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
39	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
40	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
41	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
42	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
43	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
44	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
45	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
46	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
47	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
48	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8

1	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	168	173	174	175	176
NORTH EAS	Investment sale (QUARTERS)								Resi sales period (qtrs)			eriod start	Area		On-site AH	% AH rented					
														% of PRS				BNG cost	Car parking space	Carbon offset	SH Mitigation per l
Site ref	Retail A1-/	Retail S'M	B1 office	B1(c) and l	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Resi	Resi		units			Roof area				
1	6	6	6	6	6	6	6	6	6	6	1	6		0.00%	20%	80%	119	0.0%	100%	-	-
2	6	6	6	6	6	6	6	6	6	6	1	6		0.00%	20%	80%	119	0.0%	100%	-	-
3	6	6	6	6	6	6	6	6	6	6	1	6		0.00%	20%	80%	30	0.0%	100%	-	-
4	6	6	6	6	6	6	6	6	6	6	1	6		0.00%	20%	80%	237	0.0%	100%	-	-
5	6	6	6	6	6	6	6	6	6	6	1	6		0.00%	20%	80%	237	0.0%	100%	-	-
6	6	6	6	6	6	6	6	6	6	6	1	6		0.00%	20%	80%	237	0.0%	100%	-	-
7	6	6	6	6	6	6	6	6	6	6	1	6		0.00%	20%	80%	594	0.0%	100%	-	-
8	6	6	6	6	6	6	6	6	6	6	1	6		0.00%	20%	80%	594	0.0%	100%	-	-
9	6	6	6	6	6	6	6	6	6	6	1	6		0.00%	20%	80%	594	0.0%	100%	-	-
10	8	8	8	8	8	8	8	8	8	8	2	6		0.00%	20%	80%	1,187	0.0%	100%	-	-
11	8	8	8	8	8	8	8	8	8	8	2	6		0.00%	20%	80%	1,187	0.0%	100%	-	-
12	8	8	8	8	8	8	8	8	8	8	2	6		0.00%	0%	80%	1,187	0.0%	100%	-	-
13	8	8	8	8	8	8	8	8	8	8	4	6		0.00%	20%	80%	2,375	0.0%	100%	-	-
14	8	8	8	8	8	8	8	8	8	8	4	6		0.00%	20%	80%	2,375	0.0%	100%	-	-
15	8	8	8	8	8	8	8	8	8	8	4	6		0.00%	20%	80%	2,375	0.0%	100%	-	-
16	10	10	10	10	10	10	10	10	10	10	8	6		0.00%	20%	80%	4,749	0.0%	100%	-	-
17	10	10	10	10	10	10	10	10	10	10	8	6		0.00%	20%	80%	4,749	0.0%	100%	-	-
18	14	14	14	14	14	14	14	14	14	14	9	6		0.00%	20%	80%	11,873	0.0%	100%	-	-
19	14	14	14	14	14	14	14	14	14	14	9	6		0.00%	20%	80%	11,873	0.0%	100%	-	-
20	20	20	20	20	20	20	20	20	20	20	15	6		0.00%	20%	80%	17,809	0.0%	100%	-	-
21	20	20	20	20	20	20	20	20	20	20	15	6		0.00%	20%	80%	17,809	0.0%	100%	-	-
22	24	24	24	24	24	24	24	24	24	34	29	6		0.00%	20%	80%	35,618	0.0%	100%	-	-
23	24	24	24	24	24	24	24	24	24	52	47	6		0.00%	20%	80%	78,359	0.0%	100%	-	-
24	10	10	10	10	10	10	10	10	10	10	2	10		0.00%	20%	80%	116	0.0%	100%	-	-
25	10	10	10	10	10	10	10	10	10	10	3	10		0.00%	20%	80%	174	0.0%	100%	-	-
26	10	10	10	10	10	10	10	10	10	10	4	10		0.00%	20%	80%	203	0.0%	100%	-	-
27	10	10	10	10	10	10	10	10	10	10	1	10		0.00%	0%	80%	1,000	0.0%	100%	-	-
28	10	10	10	10	10	10	10	10	10	10	1	10		0.00%	0%	80%	375	0.0%	100%	-	-
29	10	10	10	10	10	10	10	10	10	10	1	10		0.00%	0%	80%	2,500	0.0%	100%	-	-
30	10	10	10	10	10	10	10	10	10	10	1	10		0.00%	0%	80%	1,500	0.0%	100%	-	-
31	10	10	10	10	10	10	10	10	10	10	1	10		0.00%	0%	80%	4,000	0.0%	100%	-	-
32	10	10	10	10	10	10	10	10	10	10	1	10		0.00%	0%	80%	5,000	0.0%	100%	-	-
33	10	10	10	10	10	10	10	10	10	10	1	10		0.00%	0%	80%	1,000	0.0%	100%	-	-
34	10	10	10	10	10	10	10	10	10	10	1	10		0.00%	0%	80%	556	0.0%	100%	-	-
35	10	10	10	10	10	10	10	10	10	10	1	10		0.00%	0%	80%	375	0.0%	100%	-	-
36	10	10	10	10	10	10	10	10	10	10	2	10		0.00%	0%	80%	5,000	0.0%	100%	-	-
37	10	10	10	10	10	10	10	10	10	10	3	10		0.00%	0%	80%	4,000	0.0%	100%	-	-
38	10	10	10	10	10	10	10	10	10	10	4	10		0.00%	0%	80%	6,000	0.0%	100%	-	-
39	10	10	10	10	10	10	10	10	10	10	5	10		0.00%	0%	80%	208	0.0%	100%	-	-
40	10	10	10	10	10	10	10	10	10	10	1	10		0.00%	0%	80%	156	0.0%	100%	-	-
41	10	10	10	10	10	10	10	10	10	10	1	10		0.00%	0%	80%	125	0.0%	100%	-	-
42	10	10	10	10	10	10	10	10	10	10	1	10		0.00%	0%	80%	3,750	0.0%	100%	-	-
43	10	10	10	10	10	10	10	10	10	10	1	10		0.00%	0%	80%	1,500	0.0%	100%	-	-
44	10	10	10	10	10	10	10	10	10	10	1	10		0.00%	0%	80%	1,500	0.0%	100%	-	-
45	10	10	10	10	10	10	10	10	10	10	1	10		0.00%	0%	80%	1,500	0.0%	100%	-	-
46	10	10	10	10	10	10	10	10	10	10	1	10		0.00%	0%	80%	2,000	0.0%	100%	-	-
47	10	10	10	10	10	10	10	10	10	10	1	10		0.00%	0%	80%	2,500	0.0%	100%	-	-
48	10	10	10	10	10	10	10	10	10	10	1	10		0.00%	0%	80%	3,000	0.0%	100%	-	-

Appendix 3 - Land Registry sales data

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
15, Waterside Drive, Grimsby DN31 1RY	DN31 1RY	DN31 1	22/01/2024	102000	108061	FALSE	House	Other	61	1672.13	1771.49	Freehold
23, Waterside Drive, Grimsby DN31 1RY	DN31 1RY	DN31 1	24/05/2024	88000	93187	FALSE	House	Terraced	51	1725.49	1827.2	Freehold
79, Waterside Drive, Grimsby DN31 1RY	DN31 1RY	DN31 1	01/11/2024	81000	83815	FALSE	House	Terraced	44	1840.91	1904.89	Freehold
49, Waterside Drive, Grimsby DN31 1RY	DN31 1RY	DN31 1	17/11/2023	105000	110404	FALSE	House	Terraced	57	1842.11	1936.91	Freehold
Flat, St. James House, St James Square, Grimsby DN3	DN31 1EP	DN31 1	22/11/2022	300000	302339	FALSE	House	Other	92.6	3239.74	3265	Freehold
		DN31 1 Average							61.12	2064.076	2141.098	
83, Sidings Road, Grimsby DN31 2FB	DN31 2FB	DN31 2	31/10/2024	134283	139242	TRUE	House	Semi_Detach	62	2165.85	2245.84	Freehold
24, Freshney Way, Grimsby DN31 2FN	DN31 2FN	DN31 2	30/11/2023	157726	162010	TRUE	House	Detached	72	2190.64	2250.14	Freehold
98, Sidings Road, Grimsby DN31 2FA	DN31 2FA	DN31 2	30/04/2025	134283	135194	TRUE	House	Semi_Detach	60	2238.05	2253.23	Freehold
49, Sidings Road, Grimsby DN31 2FB	DN31 2FB	DN31 2	31/08/2022	166995	169111	TRUE	House	Semi_Detach	75	2226.6	2254.81	Freehold
7, Freshney Way, Grimsby DN31 2FN	DN31 2FN	DN31 2	29/06/2022	153995	160111	TRUE	House	Detached	71	2168.94	2255.08	Freehold
73, Sidings Road, Grimsby DN31 2FB	DN31 2FB	DN31 2	21/12/2023	150942	160357	TRUE	House	Semi_Detach	71	2125.94	2258.55	Freehold
96, Sidings Road, Grimsby DN31 2FA	DN31 2FA	DN31 2	30/05/2025	136695	140342	TRUE	House	Semi_Detach	62	2204.76	2263.58	Freehold
91, Sidings Road, Grimsby DN31 2FB	DN31 2FB	DN31 2	29/11/2024	135845	140441	TRUE	House	Semi_Detach	62	2191.05	2265.18	Freehold
102, Sidings Road, Grimsby DN31 2FA	DN31 2FA	DN31 2	30/05/2025	160547	163103	TRUE	House	Detached	72	2229.82	2265.32	Freehold
5, Alexandra Close, Grimsby DN31 2FL	DN31 2FL	DN31 2	29/02/2024	150942	161015	TRUE	House	Semi_Detach	71	2125.94	2267.82	Freehold
66, Sidings Road, Grimsby DN31 2FA	DN31 2FA	DN31 2	15/07/2022	166995	170607	TRUE	House	Semi_Detach	75	2226.6	2274.76	Freehold
23, Alexandra Close, Grimsby DN31 2FL	DN31 2FL	DN31 2	28/06/2024	165358	172982	TRUE	House	Detached	76	2175.76	2276.08	Freehold
31, Alexandra Close, Grimsby DN31 2FL	DN31 2FL	DN31 2	28/06/2024	156797	164026	TRUE	House	Detached	72	2177.74	2278.14	Freehold
97, Sidings Road, Grimsby DN31 2FB	DN31 2FB	DN31 2	29/11/2024	167495	173161	TRUE	House	Semi_Detach	76	2203.88	2278.43	Freehold
45, Alexandra Close, Grimsby DN31 2FL	DN31 2FL	DN31 2	28/03/2024	165358	173337	TRUE	House	Detached	76	2175.76	2280.75	Freehold
69, Sidings Road, Grimsby DN31 2FB	DN31 2FB	DN31 2	23/12/2022	136995	139547	TRUE	House	Semi_Detach	61	2245.82	2287.66	Freehold
25, Alexandra Close, Grimsby DN31 2FL	DN31 2FL	DN31 2	28/06/2024	157726	164998	TRUE	House	Detached	72	2190.64	2291.64	Freehold
58, Sidings Road, Grimsby DN31 2FA	DN31 2FA	DN31 2	21/03/2022	125995	137654	TRUE	House	Semi_Detach	60	2099.92	2294.23	Freehold
47, Alexandra Close, Grimsby DN31 2FL	DN31 2FL	DN31 2	28/03/2024	157726	165337	TRUE	House	Detached	72	2190.64	2296.35	Freehold
88, Sidings Road, Grimsby DN31 2FA	DN31 2FA	DN31 2	30/05/2025	134283	137866	TRUE	House	Semi_Detach	60	2238.05	2297.77	Freehold
27, Alexandra Close, Grimsby DN31 2FL	DN31 2FL	DN31 2	28/06/2024	217495	227523	TRUE	House	Detached	99	2196.92	2298.21	Freehold
28, Freshney Way, Grimsby DN31 2FN	DN31 2FN	DN31 2	31/07/2024	136695	142740	TRUE	House	Semi_Detach	62	2204.76	2302.26	Freehold
43, Alexandra Close, Grimsby DN31 2FL	DN31 2FL	DN31 2	05/06/2024	134283	140929	TRUE	House	Semi_Detach	61	2201.36	2310.31	Freehold
77, Sidings Road, Grimsby DN31 2FB	DN31 2FB	DN31 2	28/03/2024	132995	141002	TRUE	House	Semi_Detach	61	2180.25	2311.51	Freehold
82, Sidings Road, Grimsby DN31 2FA	DN31 2FA	DN31 2	23/06/2023	167195	173716	TRUE	House	Semi_Detach	75	2229.27	2316.21	Freehold
4, Alexandra Close, Grimsby DN31 2FL	DN31 2FL	DN31 2	31/07/2025	152777	164493	TRUE	House	Semi_Detach	71	2151.79	2316.8	Freehold
81, Sidings Road, Grimsby DN31 2FB	DN31 2FB	DN31 2	31/10/2024	134283	139242	TRUE	House	Semi_Detach	60	2238.05	2320.7	Freehold
46, Sidings Road, Grimsby DN31 2FA	DN31 2FA	DN31 2	31/07/2025	156797	167283	TRUE	House	Detached	72	2177.74	2323.38	Freehold
67, Sidings Road, Grimsby DN31 2FB	DN31 2FB	DN31 2	27/01/2023	136995	142338	TRUE	House	Semi_Detach	61	2245.82	2333.41	Freehold
10, Freshney Way, Grimsby DN31 2FN	DN31 2FN	DN31 2	23/05/2022	153995	165976	TRUE	House	Semi_Detach	71	2168.94	2337.69	Freehold
39, Sidings Road, Grimsby DN31 2FB	DN31 2FB	DN31 2	25/04/2022	151995	166761	TRUE	House	Semi_Detach	71	2140.77	2348.75	Freehold
72, Sidings Road, Grimsby DN31 2FA	DN31 2FA	DN31 2	23/12/2022	172995	176217	TRUE	House	Semi_Detach	75	2306.6	2349.56	Freehold
5, Freshney Way, Grimsby DN31 2FN	DN31 2FN	DN31 2	29/06/2022	166995	176508	TRUE	House	Semi_Detach	75	2226.6	2353.44	Freehold
41, Sidings Road, Grimsby DN31 2FB	DN31 2FB	DN31 2	29/04/2022	160995	176635	TRUE	House	Semi_Detach	75	2146.6	2355.13	Freehold
51, Sidings Road, Grimsby DN31 2FB	DN31 2FB	DN31 2	23/09/2022	167995	169135	TRUE	House	Semi_Detach	71	2366.13	2382.18	Freehold
15, Alexandra Close, Grimsby DN31 2FL	DN31 2FL	DN31 2	31/05/2024	138222	145504	TRUE	House	Semi_Detach	61	2265.93	2385.31	Freehold
17, Alexandra Close, Grimsby DN31 2FL	DN31 2FL	DN31 2	31/05/2024	138222	145504	TRUE	House	Semi_Detach	61	2265.93	2385.31	Freehold
41, Alexandra Close, Grimsby DN31 2FL	DN31 2FL	DN31 2	28/03/2024	137745	146038	TRUE	House	Semi_Detach	61	2258.11	2394.07	Freehold
57, Sidings Road, Grimsby DN31 2FB	DN31 2FB	DN31 2	31/10/2022	181995	181995	TRUE	House	Detached	76	2394.67	2394.67	Freehold
21, Freshney Way, Grimsby DN31 2FN	DN31 2FN	DN31 2	15/12/2023	137745	146336	TRUE	House	Semi_Detach	61	2258.11	2398.95	Freehold
7, Alexandra Close, Grimsby DN31 2FL	DN31 2FL	DN31 2	28/03/2024	138222	146544	TRUE	House	Semi_Detach	61	2265.93	2402.36	Freehold
9, Alexandra Close, Grimsby DN31 2FL	DN31 2FL	DN31 2	28/03/2024	138222	146544	TRUE	House	Semi_Detach	61	2265.93	2402.36	Freehold
8, Sidings Road, Grimsby DN31 2FA	DN31 2FA	DN31 2	24/01/2022	162995	180546	TRUE	House	Semi_Detach	75	2173.27	2407.28	Freehold
75, Sidings Road, Grimsby DN31 2FB	DN31 2FB	DN31 2	16/02/2024	137745	146937	TRUE	House	Semi_Detach	61	2258.11	2408.8	Freehold
27, Freshney Way, Grimsby DN31 2FN	DN31 2FN	DN31 2	28/03/2024	141545	150067	TRUE	House	Semi_Detach	62	2282.98	2420.44	Freehold
53, Sidings Road, Grimsby DN31 2FB	DN31 2FB	DN31 2	30/09/2022	173995	175175	TRUE	House	Semi_Detach	72	2416.6	2432.99	Freehold
11, Freshney Way, Grimsby DN31 2FN	DN31 2FN	DN31 2	24/06/2022	177995	185064	TRUE	House	Detached	76	2342.04	2435.05	Freehold
70, Sidings Road, Grimsby DN31 2FA	DN31 2FA	DN31 2	24/02/2023	140995	151180	TRUE	House	Semi_Detach	62	2274.11	2438.39	Freehold
54, Sidings Road, Grimsby DN31 2FA	DN31 2FA	DN31 2	28/02/2022	169995	183472	TRUE	House	Detached	75	2266.6	2446.29	Freehold
65, Sidings Road, Grimsby DN31 2FB	DN31 2FB	DN31 2	19/12/2022	175995	176168	TRUE	House	Detached	72	2444.38	2446.78	Freehold
59, Sidings Road, Grimsby DN31 2FB	DN31 2FB	DN31 2	09/12/2022	175995	176168	TRUE	House	Detached	72	2444.38	2446.78	Freehold
63, Sidings Road, Grimsby DN31 2FB	DN31 2FB	DN31 2	22/12/2022	185995	186177	TRUE	House	Detached	76	2447.3	2449.7	Freehold
61, Sidings Road, Grimsby DN31 2FB	DN31 2FB	DN31 2	16/12/2022	183995	184175	TRUE	House	Detached	75	2453.27	2455.67	Freehold
6, Freshney Way, Grimsby DN31 2FN	DN31 2FN	DN31 2	30/05/2022	176995	187266	TRUE	House	Detached	76	2328.88	2464.03	Freehold
56, Sidings Road, Grimsby DN31 2FA	DN31 2FA	DN31 2	28/03/2022	174995	187482	TRUE	House	Detached	76	2302.57	2466.87	Freehold
80, Sidings Road, Grimsby DN31 2FA	DN31 2FA	DN31 2	21/04/2023	142995	153167	TRUE	House	Semi_Detach	62	2306.37	2470.44	Freehold
9, Freshney Way, Grimsby DN31 2FN	DN31 2FN	DN31 2	28/06/2022	172495	179346	TRUE	House	Detached	72	2395.76	2490.92	Freehold
76, Sidings Road, Grimsby DN31 2FA	DN31 2FA	DN31 2	23/12/2022	180995	181172	TRUE	House	Detached	72	2513.82	2516.28	Freehold
23, Freshney Way, Grimsby DN31 2FN	DN31 2FN	DN31 2	25/01/2024	144995	153881	TRUE	House	Semi_Detach	61	2376.97	2522.64	Freehold
3, Freshney Way, Grimsby DN31 2FN	DN31 2FN	DN31 2	28/06/2022	181995	189223	TRUE	House	Detached	75	2426.6	2522.97	Freehold
1, Freshney Way, Grimsby DN31 2FN	DN31 2FN	DN31 2	28/02/2022	175995	189948	TRUE	House	Detached	75	2346.6	2532.64	Freehold
12, Freshney Way, Grimsby DN31 2FN	DN31 2FN	DN31 2	28/04/2023	141995	152096	TRUE	House	Semi_Detach	60	2366.58	2534.93	Freehold
48, Sidings Road, Grimsby DN31 2FA	DN31 2FA	DN31 2	27/01/2022	176995	191432	TRUE	House	Detached	75	2359.93	2552.43	Freehold
78, Sidings Road, Grimsby DN31 2FA	DN31 2FA	DN31 2	21/04/2023	189995	198552	TRUE	House	Detached	76	2499.93	2612.53	Freehold
104, Sidings Road, Grimsby DN31 2FA	DN31 2FA	DN31 2	20/12/2024	199995	200979	TRUE	House	Detached	76	2631.51	2644.46	Freehold
86, Sidings Road, Grimsby DN31 2FA	DN31 2FA	DN31 2	28/03/2024	189995	199163	TRUE	House	Detached	75	2533.27	2655.51	Freehold
29, Alexandra Close, Grimsby DN31 2FL	DN31 2FL	DN31 2	28/06/2024	192495	201370	TRUE	House	Detached	75	2566.6	2684.93	Freehold
		DN31 2 Average							69.6119403	2279.20955	2382.35343	
Flat 6, 24, Abbey Road, Grimsby DN32 0HW	DN32 0HW	DN32 0	20/04/2022	68750	69107	TRUE	Bungalow	Flat	40	1718.75	1727.67	Leasehold
23, Wellowgate Mews, Grimsby DN32 0RY	DN32 0RY	DN32 0	11/07/2025	105000	109173	FALSE	House	Flat	60	1750	1819.55	Leasehold
67, Welholme Avenue, Grimsby DN32 0PL	DN32 0PL	DN32 0	29/03/2022	310000	338686	FALSE	House	Semi_Detach	186	1666.67	1820.89	Freehold
84, Welholme Avenue, Grimsby DN32 0BP	DN32 0BP	DN32 0	01/07/2025	220000	236870	FALSE	House	Semi_Detach	130	1692.31	1822.08	Freehold
75, Welholme Avenue, Grimsby DN32 0PL	DN32 0PL	DN32 0	31/03/2023	382000	416036	FALSE	House	Semi_Detach	228	1675.44	1824.72	Freehold
54, Weelsby Avenue, Grimsby DN32 0AS	DN32 0AS	DN32 0	07/04/2022	170000	182898	FALSE	House	Detached	100	1700	1828.98	Freehold
5, Rudham Avenue, Grimsby DN32 0AX	DN32 0AX	DN32 0	11/10/2024	144000	149317	FALSE	House	Semi_Detach	81	1777.78	1843.42	Freehold
51, Grosvenor Crescent, Grimsby DN32 0QJ	DN32 0QJ	DN32 0	05/05/2022	80000	79344	FALSE	House	Flat	43	1860.47	1845.21	Leasehold
7, Mirfield Road, Grimsby DN32 0AW	DN32 0AW	DN32 0	01/04/2022	155000	170058	FALSE	House	Semi_Detach	91	1703.3	1868.77	Freehold
61, Weelsby Road, Grimsby DN32 0PZ	DN32 0PZ	DN32 0	23/05/2025	275000	282337	FALSE	House	Semi_Detach	151	1821.19	1869.78	Freehold
55, Park Drive, Grimsby DN32 0EQ	DN32 0EQ	DN32 0	29/06/2022	399999	422786	FALSE	House	Semi_Detach	226	1769.91	1870.73	Freehold
1, Abbey Park Mews, Grimsby DN32 0JA	DN32 0JA	DN32 0	26/06/2024	123000	120145	FALSE	House	Flat	64	1921.88	1877.27	Leasehold
4, Alfred Terrace Mews, Grimsby DN32 0QY	DN32 0QY	DN32 0	08/06/2022	167500	177042	FALSE	House	Semi_Detach	94	1781.91	1883.43	Freehold
Flat 9, 2 - 4, Welholme Avenue, Grimsby DN32 0HP	DN32 0HP	DN32 0	31/01/2022	125000	126305	TRUE	House	Flat	67	1865.67	1885.15	Leasehold
22, Portland Avenue, Grimsby DN32 0AA	DN32 0AA	DN32 0	11/09/2023	345000	349796	FALSE	House	Detached	185	1864.86	1890.79	Freehold
70, Park Avenue, Grimsby DN32 0BZ	DN32 0BZ	DN32 0	28/03/2024	280000	296857	FALSE	House	Semi_Detach	157	1783.44	1890.81	Freehold
9, Welholme Road, Grimsby DN32 0DT	DN32 0DT	DN32 0	25/11/2025	330000	331624	FALSE	House	Detached	175	1885.71	1894.99	Freehold
7, Weelsby Avenue, Grimsby DN32 0AH	DN32 0AH	DN32 0	25/04/2022	207500	227658	FALSE	House	Semi_Detach	120	1729.17	1897.15	Freehold
138, Weelsby Road, Grimsby DN32 0PU	DN32 0PU	DN32 0	24/05/2024	175000	185315	FALSE	House	Terraced	97	1804.12	1910.46	Freehold
33, Lansdowne Avenue, Grimsby DN32 0BY	DN32 0BY	DN32 0	03/11/2023	210000	219066	FALSE	House	Semi_Detach	114	1842.11	1921.63	Freehold
15, Lambert Road, Grimsby DN32 0HT	DN32 0HT	DN32 0	11/04/2025	168000	169140	FALSE	House	Semi_Detach	88	1909.09	1922.05	Freehold
64, Weelsby Road, Grimsby DN32 0PS	DN32 0PS	DN32 0	09/06/2025	225000	236854	FALSE	House	Semi_Detach	123	1829.27	1925.64	Freehold
Flat 6, 2 - 4, Welholme Avenue, Grimsby DN32 0HP	DN32 0HP	DN32 0	10/06/2022	165000	160201	TRUE	House	Flat	83	1987.95	1930.13	Leasehold
39, Weelsby Road, Grimsby DN32 0PZ	DN32 0PZ	DN32 0	01/08/2025	335000	355168	FALSE	House	Semi_Detach	184	1820.65	1930.26	Freehold
68, Weelsby Avenue, Grimsby DN32 0AS	DN32 0AS	DN32 0	09/07/2025	130000	139969	FALSE	House	Semi_Detach	72	1805.56	1944.01	Freehold
10, Welholme Avenue, Grimsby DN32 0HP	DN32 0HP	DN32 0	24/11/2023	299950	308098	FALSE	House	Detached	158	1898.42	1949.99	Freehold
28, Drew Avenue, Grimsby DN32 0AY	DN32 0AY	DN32 0	26/08/2022	150000	151901	FALSE	House	Semi_Detach	77	1948.05	1972.74	Freehold
101, Abbey Road, Grimsby DN32 0HN	DN32 0HN	DN32 0	12/10/2023	330000	334256	FALSE	House	Detached	168	1964.29	1989.62	Freehold
11, Cumberland Avenue, Grimsby DN32 0BT	DN32 0BT	DN32 0	16/01/2025	294000	298598	FALSE	House	Semi_Detach	150	1960	1990.65	Freehold
31, Grosvenor Crescent, Grimsby DN32 0QJ	DN32 0QJ	DN32 0	01/11/2024	120000	117809	FALSE	House	Flat	59	2033.9	1996.76	Leasehold
7, Dene Road, Grimsby DN32 0AL	DN32 0AL	DN32 0	17/04/2025	158000	159072	FALSE	House	Semi_Detach	79	2000	2013.57	Freehold
5, Portland Place, Grimsby DN32 0AB	DN32 0AB	DN32 0	03/04/2023	218500	234043	FALSE	House	Semi_Detach	116	1883.62	2017.61	Freehold
37, Dixon Avenue, Grimsby DN32 0AJ	DN32 0AJ	DN32 0	17/08/2023	210000	216458	FALSE	House	Semi_Detach	107	1962.62	2022.97	Freehold
41, Park Avenue, Grimsby DN32 0DG	DN32 0DG	DN32 0	29/04/2022	260000	285259	FALSE	House	Semi_Detach	141	1843.97	2023.11	Freehold
9, Park Drive, Grimsby DN32 0EF	DN32 0EF	DN32 0	19/07/2023	480000	503758	FALSE	House	Semi_Detach	249	1927.71	2023.12	Freehold
15, Portland Avenue, Grimsby DN32 0AA	DN32 0AA	DN32 0	17/04/2024	265000	281241	FALSE	House	Semi_Detach	139	1906.47	2023.32	Freehold
Flat 2, 24, Abbey Road, Grimsby DN32 0HW	DN32 0HW	DN32 0	19/04/2022	135000	135701	TRUE	House	Flat	67	2014.93	2025.39	Leasehold
51, Lansdowne Avenue, Grimsby DN32 0BX	DN32 0BX	DN32 0	10/10/2025	295000	302101	FALSE	House	Detached	148	1993.24	2041.22	Freehold
19, Cumberland Avenue, Grimsby DN32 0BT	DN32 0BT	DN32 0	15/12/2023	330000	345215	FALSE	House	Detached	169	1952.66	2042.69	Freehold
7, Bargate Avenue, Grimsby DN32 0ED	DN32 0ED	DN32 0	25/03/2026	480000	474884	FALSE	Bungalow	Detached	232	2068.97	2046.91	Freehold
3, Weelsby Road, Grimsby DN32 0QA	DN32 0QA	DN32 0	21/02/2025	330000	336147	FALSE	House	Semi_Detach	164	2012.2	2049.68	Freehold
12, The Curve, Welholme Avenue, Grimsby DN32 0BE	DN32 0BE	DN32 0	09/05/2025	242000	248457	TRUE	House	Semi_Detach	121	2000	2053.36	Freehold
4c, Welholme Avenue, Grimsby DN32 0HP	DN32 0HP	DN32 0	01/03/2024	118000	117273	FALSE	Bungalow	Flat	57	2070.18	2057.42	Leasehold
28, Rudham Avenue, Grimsby DN32 0AX	DN32 0AX	DN32 0	14/06/2024	160000	167919	FALSE	House	Semi_Detach	81	1975.31	2073.07	Freehold
17, Park Avenue, Grimsby DN32 0DG	DN32 0DG	DN32 0	01/06/2022	263000	277983	FALSE	House	Semi_Detach	134	1962.69	2074.5	Freehold
14, Abbotsway, Grimsby DN32 0HB	DN32 0HB	DN32 0	11/04/2025	202000	201408	FALSE	House	Detached	97	2082.47	2076.37	Freehold
16, Florence Street, Grimsby DN32 0JH	DN32 0JH	DN32 0	02/09/2025	105000	110627	FALSE	House	Terraced	53	1981.13	2087.3	Freehold
10, The Curve, Welholme Avenue, Grimsby DN32 0BE	DN32 0BE	DN32 0	08/05/2025	246000	252563	TRUE	House	Semi_Detach	121	2033.06	2087.3	Freehold
34, Cumberland Avenue, Grimsby DN32 0BT	DN32 0BT	DN32 0	16/10/2023	285000	292893	FALSE	House	Semi_Detach	140	2035.71	2092.09	Freehold
25, Park Avenue, Grimsby DN32 0DG	DN32 0DG	DN32 0	03/11/2025	265000	267836	FALSE	House	Semi_Detach	128	2070.31	2092.47	Freehold
22, Dixon Avenue, Grimsby DN32 0AJ	DN32 0AJ	DN32 0	01/10/2025	185000	190500	FALSE	House	Semi_Detach	91	2032.97	2093.41	Freehold
26, Welholme Road, Grimsby DN32 0DU	DN32 0DU	DN32 0	03/06/2025	233000	245276	FALSE	House	Semi_Detach	117	1991.45	2096.38	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
27, Lansdowne Avenue, Grimsby DN32 0BY	DN32 0BY	DN32 0	28/04/2023	276000	295633	FALSE	House	Semi_Detach	141	1957.45	2096.69	Freehold
14, Weelsby Grove, Grimsby DN32 0AG	DN32 0AG	DN32 0	31/01/2023	180000	187020	FALSE	House	Semi_Detach	89	2022.47	2101.35	Freehold
3, Mirfield Road, Grimsby DN32 0AW	DN32 0AW	DN32 0	17/12/2024	178000	180784	FALSE	House	Semi_Detach	86	2069.77	2102.14	Freehold
28, Devonshire Avenue, Grimsby DN32 0BW	DN32 0BW	DN32 0	28/03/2024	262500	278304	FALSE	House	Semi_Detach	132	1988.64	2108.36	Freehold
57, Park Avenue, Grimsby DN32 0DG	DN32 0DG	DN32 0	03/01/2023	242000	251438	FALSE	House	Semi_Detach	119	2033.61	2112.92	Freehold
2c, Abbey Park Road, Grimsby DN32 0HR	DN32 0HR	DN32 0	05/02/2026	140000	137877	FALSE	House	Semi_Detach	65	2153.85	2121.18	Freehold
125, Welholme Road, Grimsby DN32 0NQ	DN32 0NQ	DN32 0	04/09/2024	90000	93406	FALSE	House	Terraced	44	2045.45	2122.86	Freehold
29, Rudham Avenue, Grimsby DN32 0AX	DN32 0AX	DN32 0	28/03/2022	150000	163880	FALSE	House	Semi_Detach	77	1948.05	2128.31	Freehold
5, Quinton Road, Grimsby DN32 0BD	DN32 0BD	DN32 0	29/11/2024	210000	217104	FALSE	House	Semi_Detach	102	2058.82	2128.47	Freehold
50, St Augustine Avenue, Grimsby DN32 0LD	DN32 0LD	DN32 0	26/09/2025	177950	187486	FALSE	House	Terraced	88	2022.16	2130.52	Freehold
23, Cumberland Avenue, Grimsby DN32 0BT	DN32 0BT	DN32 0	19/09/2025	275000	290371	FALSE	House	Semi_Detach	136	2022.06	2135.08	Freehold
56, Park Avenue, Grimsby DN32 0DQ	DN32 0DQ	DN32 0	18/06/2024	320000	335838	FALSE	House	Semi_Detach	157	2038.22	2139.1	Freehold
8, Bargate Avenue, Grimsby DN32 0ED	DN32 0ED	DN32 0	02/12/2022	422000	422414	FALSE	House	Detached	197	2142.13	2144.23	Freehold
102, Weelsby Road, Grimsby DN32 0PS	DN32 0PS	DN32 0	10/03/2026	365000	361109	FALSE	House	Detached	168	2172.62	2149.46	Freehold
62, Weelsby Avenue, Grimsby DN32 0AS	DN32 0AS	DN32 0	11/10/2024	162000	167982	FALSE	House	Semi_Detach	78	2076.92	2153.62	Freehold
3, Portland Place, Grimsby DN32 0AB	DN32 0AB	DN32 0	21/11/2025	150000	151605	FALSE	House	Semi_Detach	70	2142.86	2165.79	Freehold
16, Rudham Avenue, Grimsby DN32 0AX	DN32 0AX	DN32 0	07/06/2024	155000	162672	FALSE	House	Semi_Detach	75	2066.67	2168.96	Freehold
1, Abbey Road, Grimsby DN32 0ES	DN32 0ES	DN32 0	15/07/2022	85000	87004	FALSE	House	Terraced	40	2125	2175.1	Freehold
6, Drew Avenue, Grimsby DN32 0AY	DN32 0AY	DN32 0	01/11/2024	183500	189708	FALSE	House	Semi_Detach	87	2109.2	2180.55	Freehold
43, Drew Avenue, Grimsby DN32 0AY	DN32 0AY	DN32 0	27/09/2024	170000	176984	FALSE	House	Semi_Detach	81	2098.77	2184.99	Freehold
14, Portland Avenue, Grimsby DN32 0AA	DN32 0AA	DN32 0	30/01/2025	247500	251371	FALSE	House	Semi_Detach	115	2152.17	2185.83	Freehold
64, Weelsby Avenue, Grimsby DN32 0AS	DN32 0AS	DN32 0	24/06/2022	145000	153260	FALSE	House	Semi_Detach	70	2071.43	2189.43	Freehold
2a, Cumberland Avenue, Grimsby DN32 0BT	DN32 0BT	DN32 0	20/03/2024	410000	429784	TRUE	House	Detached	196	2091.84	2192.78	Freehold
49, Weelsby Avenue, Grimsby DN32 0AU	DN32 0AU	DN32 0	12/02/2024	240000	252879	FALSE	House	Detached	115	2086.96	2198.95	Freehold
55, Drew Avenue, Grimsby DN32 0AY	DN32 0AY	DN32 0	15/12/2022	189995	193534	FALSE	House	Semi_Detach	88	2159.03	2199.25	Freehold
53, Welholme Avenue, Grimsby DN32 0DZ	DN32 0DZ	DN32 0	16/08/2023	425000	431337	FALSE	House	Detached	196	2168.37	2200.7	Freehold
60, Welholme Avenue, Grimsby DN32 0PN	DN32 0PN	DN32 0	17/03/2022	230000	251283	FALSE	House	Semi_Detach	114	2017.54	2204.24	Freehold
53, Drew Avenue, Grimsby DN32 0AY	DN32 0AY	DN32 0	19/02/2026	215000	211739	FALSE	House	Semi_Detach	96	2239.58	2205.61	Freehold
59, Lansdowne Avenue, Grimsby DN32 0BX	DN32 0BX	DN32 0	02/03/2022	335000	358903	FALSE	House	Detached	162	2067.9	2215.45	Freehold
3, Dixon Avenue, Grimsby DN32 0AJ	DN32 0AJ	DN32 0	05/01/2023	175000	181825	FALSE	House	Semi_Detach	82	2134.15	2217.38	Freehold
6, Cumberland Avenue, Grimsby DN32 0BT	DN32 0BT	DN32 0	16/06/2022	388500	403929	FALSE	House	Detached	182	2134.62	2219.39	Freehold
48, Weelsby Road, Grimsby DN32 0PR	DN32 0PR	DN32 0	09/08/2024	330000	341844	FALSE	House	Semi_Detach	154	2142.86	2219.77	Freehold
Flat 2, 2 - 4, Welholme Avenue, Grimsby DN32 0HP	DN32 0HP	DN32 0	30/01/2026	150000	146519	FALSE	House	Flat	66	2272.73	2219.98	Leasehold
65, Farebrother Street, Grimsby DN32 0JY	DN32 0JY	DN32 0	06/06/2025	80000	84802	FALSE	House	Terraced	38	2105.26	2231.63	Freehold
Flat 3, Hazelmere House, 2 - 4, Welholme Avenue, Grim	DN32 0HP	DN32 0	20/06/2025	154000	157249	FALSE	House	Flat	70	2200	2246.41	Leasehold
12a, Welholme Avenue, Grimsby DN32 0HP	DN32 0HP	DN32 0	20/05/2022	302000	319525	FALSE	House	Detached	141	2141.84	2266.13	Freehold
Park Lodge, Park Drive, Grimsby DN32 0EQ	DN32 0EQ	DN32 0	02/09/2022	320000	317821	FALSE	House	Detached	140	2285.71	2270.15	Freehold
3, Bargate Avenue, Grimsby DN32 0EB	DN32 0EB	DN32 0	26/08/2025	330000	349867	FALSE	House	Semi_Detach	154	2142.86	2271.86	Freehold
7, Portland Place, Grimsby DN32 0AB	DN32 0AB	DN32 0	10/07/2023	182500	191533	FALSE	House	Semi_Detach	84	2172.62	2280.15	Freehold
31, Connaught Avenue, Grimsby DN32 0BS	DN32 0BS	DN32 0	01/03/2024	265000	280954	FALSE	House	Semi_Detach	123	2154.47	2284.18	Freehold
28, Weelsby Avenue, Grimsby DN32 0AQ	DN32 0AQ	DN32 0	29/10/2024	225000	231578	FALSE	Bungalow	Detached	101	2227.72	2292.85	Freehold
38, Weelsby Road, Grimsby DN32 0PR	DN32 0PR	DN32 0	13/05/2022	295000	317951	FALSE	House	Semi_Detach	138	2137.68	2303.99	Freehold
39, Park Drive, Grimsby DN32 0EG	DN32 0EG	DN32 0	05/12/2024	480000	482362	FALSE	House	Detached	208	2307.69	2319.05	Freehold
13, Abbey Drive West, Grimsby DN32 0HH	DN32 0HH	DN32 0	31/03/2025	295000	295579	FALSE	House	Detached	127	2322.83	2327.39	Freehold
28, Connaught Avenue, Grimsby DN32 0BS	DN32 0BS	DN32 0	28/10/2025	275000	283176	FALSE	House	Semi_Detach	121	2272.73	2340.3	Freehold
1b, Lansdowne Avenue, Grimsby DN32 0DF	DN32 0DF	DN32 0	19/10/2022	295000	295000	FALSE	Bungalow	Detached	125	2360	2360	Freehold
97, Lambert Road, Grimsby DN32 0NR	DN32 0NR	DN32 0	28/03/2025	158250	158707	FALSE	House	Terraced	67	2361.94	2368.76	Freehold
20, Connaught Avenue, Grimsby DN32 0BS	DN32 0BS	DN32 0	12/01/2024	323500	343326	FALSE	House	Semi_Detach	144	2246.53	2384.21	Freehold
15, Drew Avenue, Grimsby DN32 0AY	DN32 0AY	DN32 0	29/04/2022	150000	164572	FALSE	House	Semi_Detach	69	2173.91	2385.1	Freehold
22, Cumberland Avenue, Grimsby DN32 0BT	DN32 0BT	DN32 0	19/08/2022	330000	334181	FALSE	House	Semi_Detach	140	2357.14	2387.01	Freehold
20, Weelsby Avenue, Grimsby DN32 0AQ	DN32 0AQ	DN32 0	18/08/2023	225000	231920	FALSE	House	Semi_Detach	97	2319.59	2390.93	Freehold
1b, Portland Place, Grimsby DN32 0AB	DN32 0AB	DN32 0	20/02/2024	135000	144871	FALSE	Bungalow	Terraced	60	2250	2414.52	Freehold
45, Welholme Avenue, Grimsby DN32 0DZ	DN32 0DZ	DN32 0	25/07/2022	467500	471658	FALSE	House	Detached	193	2422.28	2443.82	Freehold
57, Lansdowne Avenue, Grimsby DN32 0BX	DN32 0BX	DN32 0	16/06/2022	402000	417965	FALSE	House	Detached	169	2378.7	2473.17	Freehold
110, Weelsby Road, Grimsby DN32 0PT	DN32 0PT	DN32 0	18/01/2022	192500	213228	FALSE	House	Semi_Detach	86	2238.37	2479.4	Freehold
21, Abbotsway, Grimsby DN32 0HB	DN32 0HB	DN32 0	21/01/2022	272000	294186	FALSE	House	Detached	116	2344.83	2536.09	Freehold
3, Lansdowne Avenue, Grimsby DN32 0DF	DN32 0DF	DN32 0	21/11/2025	254000	256718	FALSE	House	Semi_Detach	101	2514.85	2541.76	Freehold
5, Park Drive, Grimsby DN32 0EE	DN32 0EE	DN32 0	27/03/2025	742000	743456	FALSE	House	Detached	289	2567.47	2572.51	Freehold
53, Park Avenue, Grimsby DN32 0DG	DN32 0DG	DN32 0	26/11/2025	279950	282946	FALSE	House	Semi_Detach	109	2568.35	2595.83	Freehold
5, Lambert Road, Grimsby DN32 0HT	DN32 0HT	DN32 0	01/09/2023	399950	405510	FALSE	House	Detached	155	2580.32	2616.19	Freehold
71, Park Avenue, Grimsby DN32 0BZ	DN32 0BZ	DN32 0	16/02/2024	275000	293352	FALSE	House	Semi_Detach	112	2455.36	2619.21	Freehold
43, Connaught Avenue, Grimsby DN32 0BS	DN32 0BS	DN32 0	20/08/2025	255000	270352	FALSE	House	Semi_Detach	101	2524.75	2676.75	Freehold
1, Cumberland Avenue, Grimsby DN32 0BT	DN32 0BT	DN32 0	16/12/2022	495000	495485	FALSE	House	Detached	185	2675.68	2678.3	Freehold
28, Manor Avenue, Grimsby DN32 0QR	DN32 0QR	DN32 0	04/07/2023	125000	132503	FALSE	House	Terraced	49	2551.02	2704.14	Freehold
21, Abbey Drive West, Grimsby DN32 0HH	DN32 0HH	DN32 0	08/09/2022	295000	292991	FALSE	House	Detached	108	2731.48	2712.88	Freehold
Flat 2, 25 - 27, Welholme Road, Grimsby DN32 0DR	DN32 0DR	DN32 0	22/03/2024	155000	154045	FALSE	House	Flat	54	2870.37	2852.69	Leasehold
11, Rudham Avenue, Grimsby DN32 0AX	DN32 0AX	DN32 0	07/06/2024	215000	225641	FALSE	House	Semi_Detach	76	2828.95	2968.96	Freehold
12, Weelsby Avenue, Grimsby DN32 0AQ	DN32 0AQ	DN32 0	20/11/2024	269000	276029	FALSE	Bungalow	Detached	90	2988.89	3066.99	Freehold
98, Welholme Avenue, Grimsby DN32 0BP	DN32 0BP	DN32 0	23/06/2023	205000	209096	FALSE	Bungalow	Detached	65	3153.85	3216.86	Freehold
The Orchards, 56, Welholme Avenue, Grimsby DN32 0F	DN32 0PN	DN32 0	04/05/2022	410000	433793	FALSE	Bungalow	Detached	119	3445.38	3645.32	Freehold
6, Weelsby Avenue, Grimsby DN32 0AQ	DN32 0AQ	DN32 0	21/06/2023	430000	438591	FALSE	House	Detached	88	4886.36	4983.99	Freehold
		DN32 0 Average							117.089431	2137.19691	2210.45943	
88, Park Street, Grimsby DN32 7NT	DN32 7NT	DN32 7	04/04/2023	90000	97891	FALSE	House	Terraced	55	1636.36	1779.84	Freehold
135, Castle Street, Grimsby DN32 7LB	DN32 7LB	DN32 7	27/03/2023	82500	90968	FALSE	House	Terraced	51	1617.65	1783.69	Freehold
172, Park Street, Grimsby DN32 7NS	DN32 7NS	DN32 7	08/04/2022	104000	114918	FALSE	House	Terraced	59	1762.71	1947.76	Freehold
50, Newmarket Street, Grimsby DN32 7BP	DN32 7BP	DN32 7	02/07/2024	86000	84004	FALSE	House	Flat	39	2205.13	2153.95	Leasehold
31, Guildford Street, Grimsby DN32 7PL	DN32 7PL	DN32 7	07/03/2022	80000	88118	FALSE	House	Terraced	30	2666.67	2937.27	Freehold
33, Mansel Street, Grimsby DN32 7QX	DN32 7QX	DN32 7	16/05/2024	144500	151688	FALSE	House	Other	46	3141.3	3297.57	Freehold
		DN32 7 Average							46.6666667	2171.63667	2316.68	
4, Clarence Avenue, Grimsby DN32 8QX	DN32 8QX	DN32 8	11/04/2025	399950	398778	TRUE	House	Detached	208	1922.84	1917.2	Freehold
6, Clarence Avenue, Grimsby DN32 8QX	DN32 8QX	DN32 8	06/06/2025	399950	414989	TRUE	House	Detached	208	1922.84	1995.14	Freehold
8, Clarence Avenue, Grimsby DN32 8QX	DN32 8QX	DN32 8	21/02/2025	415000	417453	TRUE	House	Detached	208	1995.19	2006.99	Freehold
9, Craigowan Lane, Grimsby DN32 8QY	DN32 8QY	DN32 8	09/05/2025	454950	462193	TRUE	House	Detached	218	2086.93	2120.15	Freehold
1, Clarence Avenue, Grimsby DN32 8QX	DN32 8QX	DN32 8	04/10/2024	449950	463104	TRUE	House	Detached	218	2063.99	2124.33	Freehold
2, Clarence Avenue, Grimsby DN32 8QX	DN32 8QX	DN32 8	09/08/2024	449950	464979	TRUE	House	Detached	218	2063.99	2132.93	Freehold
2, Craigowan Lane, Grimsby DN32 8QY	DN32 8QY	DN32 8	13/06/2025	459950	477245	TRUE	House	Detached	218	2109.86	2189.2	Freehold
8, Cynthia Road, Grimsby DN32 8LT	DN32 8LT	DN32 8	19/04/2022	160000	175544	FALSE	House	Semi_Detach	80	2000	2194.3	Freehold
168, Carr Lane, Grimsby DN32 8JQ	DN32 8JQ	DN32 8	01/06/2023	185950	193202	FALSE	House	Semi_Detach	88	2113.07	2195.48	Freehold
9, Cynthia Road, Grimsby DN32 8LT	DN32 8LT	DN32 8	02/02/2022	135000	149331	FALSE	House	Terraced	68	1985.29	2196.04	Freehold
10, Lichfield Road, Grimsby DN32 8JZ	DN32 8JZ	DN32 8	28/01/2022	165000	182767	FALSE	House	Semi_Detach	83	1987.95	2202.01	Freehold
28, Beeley Road, Grimsby DN32 8NJ	DN32 8NJ	DN32 8	15/06/2022	190000	200824	FALSE	House	Semi_Detach	91	2087.91	2206.86	Freehold
8, Carr Lane, Grimsby DN32 8AS	DN32 8AS	DN32 8	14/04/2023	190000	203515	FALSE	House	Semi_Detach	92	2065.22	2212.12	Freehold
9f, Holyoake Road, Grimsby DN32 8JH	DN32 8JH	DN32 8	06/10/2023	125000	128462	FALSE	House	Semi_Detach	58	2155.17	2214.86	Freehold
49, Hunsley Crescent, Grimsby DN32 8PU	DN32 8PU	DN32 8	14/02/2025	325000	326921	FALSE	House	Detached	147	2210.88	2223.95	Freehold
4, Howard Grove, Grimsby DN32 8JE	DN32 8JE	DN32 8	18/01/2023	150000	155850	FALSE	House	Semi_Detach	70	2142.86	2226.43	Freehold
132, Clee Road, Grimsby DN32 8NP	DN32 8NP	DN32 8	15/12/2023	270000	282449	FALSE	House	Detached	125	2160	2259.59	Freehold
80, Beeley Road, Grimsby DN32 8NJ	DN32 8NJ	DN32 8	21/11/2025	123000	124433	FALSE	House	Terraced	55	2236.36	2262.42	Freehold
30, Cartledge Avenue, Grimsby DN32 8ES	DN32 8ES	DN32 8	25/10/2024	140000	145170	FALSE	House	Semi_Detach	64	2187.5	2268.28	Freehold
196, Clee Road, Grimsby DN32 8NG	DN32 8NG	DN32 8	13/06/2025	318000	334754	FALSE	House	Semi_Detach	147	2163.27	2277.24	Freehold
30, Vivian Avenue, Grimsby DN32 8QF	DN32 8QF	DN32 8	26/03/2025	245000	246901	FALSE	House	Semi_Detach	108	2268.52	2286.12	Freehold
101, Fairmont Road, Grimsby DN32 8DX	DN32 8DX	DN32 8	01/05/2025	89000	91458	FALSE	House	Terraced	40	2225	2286.45	Freehold
26, Vivian Avenue, Grimsby DN32 8QF	DN32 8QF	DN32 8	24/07/2023	281200	295118	FALSE	House	Semi_Detach	129	2179.84	2287.74	Freehold
8, Silvergarth, Grimsby DN32 8QR	DN32 8QR	DN32 8	22/04/2022	215000	231312	FALSE	House	Detached	101	2128.71	2290.22	Freehold
7, Vaughan Avenue, Grimsby DN32 8QB	DN32 8QB	DN32 8	04/03/2024	312500	327580	FALSE	House	Detached	143	2185.31	2290.77	Freehold
12, Howard Grove, Grimsby DN32 8JE	DN32 8JE	DN32 8	06/06/2022	148000	156431	FALSE	House	Semi_Detach	68	2176.47	2300.46	Freehold
46, Carr Lane, Grimsby DN32 8AR	DN32 8AR	DN32 8	11/02/2022	165000	181990	FALSE	House	Semi_Detach	78	2115.38	2333.21	Freehold
1, Greethams Lane, Grimsby DN32 8NA	DN32 8NA	DN32 8	15/04/2025	200000	201357	FALSE	House	Semi_Detach	86	2325.58	2341.36	Freehold
1, Tranby Drive, Grimsby DN32 8QA	DN32 8QA	DN32 8	12/02/2024	215000	226538	FALSE	Bungalow	Detached	96	2239.58	2359.77	Freehold
59, Claremont Road, Grimsby DN32 8NS	DN32 8NS	DN32 8	12/04/2022	165000	181030	FALSE	House	Semi_Detach	76	2171.05	2381.97	Freehold
9, Hawkins Grove, Grimsby DN32 8JB	DN32 8JB	DN32 8	23/01/2026	209000	207601	FALSE	House	Semi_Detach	87	2402.3	2386.22	Freehold
5, Claremont Road, Grimsby DN32 8NU	DN32 8NU	DN32 8	12/04/2024	180000	191032	FALSE	House	Semi_Detach	80	2250	2387.9	Freehold
16, Hunsley Crescent, Grimsby DN32 8PX	DN32 8PX	DN32 8	26/07/2023	273000	282118	FALSE	Bungalow	Detached	118	2313.56	2390.83	Freehold
9b, Holyoake Road, Grimsby DN32 8JH	DN32 8JH	DN32 8	26/08/2022	130000	131647	FALSE	House	Semi_Detach	55	2363.64	2393.58	Freehold
4, Goldgarth, Grimsby DN32 8QS	DN32 8QS	DN32 8	31/08/2023	250000	253728	FALSE	House	Detached	106	2358.49	2393.66	Freehold
3, Hunsley Crescent, Grimsby DN32 8PU	DN32 8PU	DN32 8	29/09/2022	241950	240302	FALSE	Bungalow	Detached	100	2419.5	2403.02	Freehold
12, Vivian Avenue, Grimsby DN32 8QF	DN32 8QF	DN32 8	25/04/2025	299950	301985	FALSE	House	Semi_Detach	125	2399.6	2415.88	Freehold
10, Cartmel Grove, Grimsby DN32 8EU	DN32 8EU	DN32 8	07/01/2022	173000	191628	FALSE	House	Semi_Detach	79	2189.87	2425.67	Freehold
18, Tranby Drive, Grimsby DN32 8QA	DN32 8QA	DN32 8	21/05/2025	247000	250932	FALSE	Bungalow	Detached	103	2398.06	2436.23	Freehold
55, Claremont Road, Grimsby DN32 8NS	DN32 8NS	DN32 8	14/02/2025	198000	201688	FALSE	House	Semi_Detach	82	2414.63	2459.61	Freehold
24, Goldgarth, Grimsby DN32 8QS	DN32 8QS	DN32 8	21/11/2025	147500	149078	FALSE	Bungalow	Semi_Detach	60	2458.33	2484.63	Freehold
57, Claremont Road, Grimsby DN32 8NS	DN32 8NS	DN32 8	06/06/2023	190000	197410	FALSE	House	Semi_Detach	79	2405.06	2498.86	Freehold
17, Vivian Avenue, Grimsby DN32 8QF	DN32 8QF	DN32 8	10/03/2023	225000	245047	FALSE	House	Semi_Detach	98	2295.92	2500.48	Freehold
9, St Andrews Drive, Grimsby DN32 8PR	DN32 8PR	DN32 8	05/08/2024	228000	236183	FALSE	House	Semi_Detach	94	2425.53	2512.59	Freehold
15, Frobisher Avenue, Grimsby DN32 8JA	DN32 8JA	DN32 8	12/07/2024	195000	203623	FALSE	House	Semi_Detach	81	2407.41	2513.86	Freehold
36, St Andrews Drive, Grimsby DN32 8PS	DN32 8PS	DN32 8	18/02/2022	324000	349687	FALSE	Bungalow	Detached	139	2330.94	2515.73	Freehold
149, Carr Lane, Grimsby DN32 8JN	DN32 8JN	DN32 8	14/06/2022	234000	243293	FALSE	House	Detached	96	2437.5	2534.3	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
45, Claremont Road, Grimsby DN32 8NS	DN32 8NS	DN32 8	01/08/2022	225000	225221	FALSE	House	Detached	87	2586.21	2588.75	Freehold
5, Harewood Way, Grimsby DN32 8QG	DN32 8QG	DN32 8	02/05/2025	354950	360601	TRUE	House	Detached	139	2553.6	2594.25	Freehold
9, Holyoake Road, Grimsby DN32 8JH	DN32 8JH	DN32 8	11/08/2023	138000	143081	FALSE	House	Terraced	55	2509.09	2601.47	Freehold
104, Clee Road, Grimsby DN32 8NX	DN32 8NX	DN32 8	14/08/2024	229950	238203	FALSE	House	Semi_Detach	91	2526.92	2617.62	Freehold
12, Wellgarth, Grimsby DN32 8QW	DN32 8QW	DN32 8	11/12/2024	175000	175861	FALSE	Bungalow	Detached	67	2611.94	2624.79	Freehold
17, Heron Close, Grimsby DN32 8PP	DN32 8PP	DN32 8	05/08/2024	249500	257834	FALSE	Bungalow	Detached	98	2545.92	2630.96	Freehold
20, Howard Grove, Grimsby DN32 8JE	DN32 8JE	DN32 8	16/12/2022	155000	157887	FALSE	House	Semi_Detach	60	2583.33	2631.45	Freehold
6, Hunsley Crescent, Grimsby DN32 8PX	DN32 8PX	DN32 8	21/04/2023	275000	287385	FALSE	House	Detached	109	2522.94	2636.56	Freehold
28, St Andrews Drive, Grimsby DN32 8PS	DN32 8PS	DN32 8	31/03/2022	265000	283909	FALSE	Bungalow	Detached	107	2476.64	2653.36	Freehold
118, Clee Road, Grimsby DN32 8NP	DN32 8NP	DN32 8	19/09/2025	247500	261334	FALSE	House	Semi_Detach	98	2525.51	2666.67	Freehold
4, Vaughan Avenue, Grimsby DN32 8QD	DN32 8QD	DN32 8	02/02/2023	245000	262699	FALSE	House	Semi_Detach	98	2500	2680.6	Freehold
7, Clarence Avenue, Grimsby DN32 8QX	DN32 8QX	DN32 8	12/07/2024	359950	374627	TRUE	House	Detached	139	2589.57	2695.16	Freehold
195, Carr Lane, Grimsby DN32 8LP	DN32 8LP	DN32 8	03/11/2023	239000	245492	FALSE	Bungalow	Detached	91	2626.37	2697.71	Freehold
15, Clarence Avenue, Grimsby DN32 8QX	DN32 8QX	DN32 8	25/04/2025	339950	338954	TRUE	House	Detached	125	2719.6	2711.63	Freehold
4, Silvergarth, Grimsby DN32 8QR	DN32 8QR	DN32 8	14/02/2025	290000	291714	FALSE	House	Detached	107	2710.28	2726.3	Freehold
10, Thirkleby Crescent, Grimsby DN32 8PZ	DN32 8PZ	DN32 8	14/08/2023	215000	218206	FALSE	Bungalow	Detached	80	2687.5	2727.57	Freehold
12, Clarence Avenue, Grimsby DN32 8QX	DN32 8QX	DN32 8	10/01/2025	339950	341287	TRUE	House	Detached	125	2719.6	2730.3	Freehold
15, Goldgarth, Grimsby DN32 8QS	DN32 8QS	DN32 8	31/07/2023	217500	224765	FALSE	House	Detached	81	2685.19	2774.88	Freehold
9, Clarence Avenue, Grimsby DN32 8QX	DN32 8QX	DN32 8	08/11/2024	339950	348833	TRUE	House	Detached	125	2719.6	2790.66	Freehold
171, Carr Lane, Grimsby DN32 8JF	DN32 8JF	DN32 8	10/06/2022	255000	265127	FALSE	House	Detached	95	2684.21	2790.81	Freehold
69, Clee Crescent, Grimsby DN32 8NF	DN32 8NF	DN32 8	04/07/2025	265000	282722	FALSE	House	Detached	101	2623.76	2799.23	Freehold
12, Vaughan Avenue, Grimsby DN32 8QE	DN32 8QE	DN32 8	21/01/2022	317000	342857	FALSE	House	Detached	122	2598.36	2810.3	Freehold
14, Thirkleby Crescent, Grimsby DN32 8PZ	DN32 8PZ	DN32 8	17/12/2025	210000	208367	FALSE	Bungalow	Detached	74	2837.84	2815.77	Freehold
25, St Andrews Drive, Grimsby DN32 8PR	DN32 8PR	DN32 8	17/02/2025	225000	226330	FALSE	Bungalow	Detached	80	2812.5	2829.13	Freehold
176, Humberston Road, Grimsby DN32 8QJ	DN32 8QJ	DN32 8	06/12/2024	260000	264066	FALSE	House	Semi_Detach	93	2795.7	2839.42	Freehold
187, Carr Lane, Grimsby DN32 8LP	DN32 8LP	DN32 8	29/09/2025	325000	341384	FALSE	House	Detached	120	2708.33	2844.87	Freehold
15, Beeley Road, Grimsby DN32 8NH	DN32 8NH	DN32 8	25/08/2023	241200	248618	FALSE	House	Semi_Detach	87	2772.41	2857.68	Freehold
172, Humberston Road, Grimsby DN32 8QJ	DN32 8QJ	DN32 8	26/07/2024	271000	282984	FALSE	House	Semi_Detach	99	2737.37	2858.42	Freehold
7, St Andrews Drive, Grimsby DN32 8PR	DN32 8PR	DN32 8	17/11/2023	280000	292088	FALSE	House	Semi_Detach	102	2745.1	2863.61	Freehold
6, Heron Close, Grimsby DN32 8PW	DN32 8PW	DN32 8	08/11/2024	283000	290395	FALSE	Bungalow	Detached	101	2801.98	2875.2	Freehold
60, Clee Crescent, Grimsby DN32 8LZ	DN32 8LZ	DN32 8	07/06/2024	151000	158474	FALSE	House	Semi_Detach	55	2745.45	2881.35	Freehold
39, Clee Crescent, Grimsby DN32 8LX	DN32 8LX	DN32 8	09/09/2024	260000	270681	FALSE	House	Semi_Detach	93	2795.7	2910.55	Freehold
6, Bronzegarth, Grimsby DN32 8QU	DN32 8QU	DN32 8	19/09/2025	150000	157562	FALSE	Bungalow	Detached	53	2830.19	2972.87	Freehold
14, Cartledge Avenue, Grimsby DN32 8ES	DN32 8ES	DN32 8	16/12/2022	163000	166036	FALSE	House	Semi_Detach	55	2963.64	3018.84	Freehold
33, Clee Crescent, Grimsby DN32 8LX	DN32 8LX	DN32 8	12/04/2023	300000	313511	FALSE	House	Detached	103	2912.62	3043.8	Freehold
16, Tranby Drive, Grimsby DN32 8QA	DN32 8QA	DN32 8	27/01/2022	285000	308247	FALSE	Bungalow	Detached	101	2821.78	3051.95	Freehold
10, Bronzegarth, Grimsby DN32 8QU	DN32 8QU	DN32 8	09/09/2022	195000	193672	FALSE	House	Detached	63	3095.24	3074.16	Freehold
22, Thirkleby Crescent, Grimsby DN32 8PZ	DN32 8PZ	DN32 8	23/06/2023	260000	265195	FALSE	Bungalow	Detached	85	3058.82	3119.94	Freehold
18, Bronzegarth, Grimsby DN32 8QU	DN32 8QU	DN32 8	10/11/2023	185000	190025	FALSE	Bungalow	Detached	57	3245.61	3333.77	Freehold
20, Silvergarth, Grimsby DN32 8QR	DN32 8QR	DN32 8	12/08/2025	185000	195129	FALSE	Bungalow	Detached	55	3363.64	3547.8	Freehold
18, Hunsley Crescent, Grimsby DN32 8PX	DN32 8PX	DN32 8	21/01/2022	360000	389364	FALSE	Bungalow	Detached	92	3913.04	4232.22	Freehold
		DN32 8 Average							101.579545	2468.29545	2561.23886	
19, Kristine Close, Grimsby DN32 9SD	DN32 9SD	DN32 9	03/05/2022	156000	169325	FALSE	House	Terraced	98	1591.84	1727.81	Freehold
49, Danes Close, Grimsby DN32 9AG	DN32 9AG	DN32 9	22/03/2023	105000	115778	FALSE	House	Terraced	67	1567.16	1728.03	Freehold
52, Robert Pearson Mews, Grimsby DN32 9SJ	DN32 9SJ	DN32 9	20/03/2025	145000	145419	FALSE	House	Terraced	84	1726.19	1731.18	Freehold
15, Reporto Avenue, Grimsby DN32 9RE	DN32 9RE	DN32 9	15/09/2023	146500	150856	FALSE	House	Semi_Detach	87	1683.91	1733.98	Freehold
3, Recto Avenue, Grimsby DN32 9RA	DN32 9RA	DN32 9	30/11/2023	177000	184642	FALSE	House	Semi_Detach	106	1669.81	1741.91	Freehold
161, Weelsby Road, Grimsby DN32 9RX	DN32 9RX	DN32 9	28/02/2023	270000	283903	FALSE	House	Detached	162	1666.67	1752.49	Freehold
40, Robert Pearson Mews, Grimsby DN32 9SJ	DN32 9SJ	DN32 9	20/12/2022	160000	163131	FALSE	House	Terraced	93	1720.43	1754.1	Freehold
46, Danes Close, Grimsby DN32 9AG	DN32 9AG	DN32 9	28/10/2022	142000	144214	FALSE	House	Terraced	82	1731.71	1758.71	Freehold
6, Intax Farm Mews, Grimsby DN32 9NB	DN32 9NB	DN32 9	04/07/2024	75000	78150	FALSE	House	Terraced	44	1704.55	1776.14	Freehold
Flat 1, 378, Heneage Road, Grimsby DN32 9NH	DN32 9NH	DN32 9	24/02/2025	80000	78222	FALSE	House	Flat	44	1818.18	1777.77	Leasehold
20, Granville Street, Grimsby DN32 9NS	DN32 9NS	DN32 9	15/07/2024	60000	62520	FALSE	House	Terraced	35	1714.29	1786.29	Freehold
79, Beverley Crescent, Grimsby DN32 9TJ	DN32 9TJ	DN32 9	18/12/2023	145000	154044	FALSE	House	Semi_Detach	86	1686.05	1791.21	Freehold
18, Mallard Mews, Grimsby DN32 9PW	DN32 9PW	DN32 9	25/02/2022	65000	71900	FALSE	House	Terraced	40	1625	1797.5	Freehold
36, Cleefield Drive, Grimsby DN32 9SA	DN32 9SA	DN32 9	09/06/2023	130000	136828	FALSE	House	Terraced	76	1710.53	1800.37	Freehold
4, Carnaby Grove, Grimsby DN32 9TL	DN32 9TL	DN32 9	27/03/2026	163000	161297	FALSE	House	Terraced	89	1831.46	1812.33	Freehold
24, Beverley Crescent, Grimsby DN32 9SX	DN32 9SX	DN32 9	10/11/2023	146000	152303	FALSE	House	Semi_Detach	84	1738.1	1813.13	Freehold
20, Kristine Close, Grimsby DN32 9SD	DN32 9SD	DN32 9	22/07/2022	135000	137920	FALSE	House	Semi_Detach	76	1776.32	1814.74	Freehold
59, Robert Pearson Mews, Grimsby DN32 9SJ	DN32 9SJ	DN32 9	27/06/2025	112000	118722	FALSE	House	Terraced	65	1723.08	1826.49	Freehold
1, Danes Close, Grimsby DN32 9AG	DN32 9AG	DN32 9	14/09/2022	113000	113545	FALSE	House	Terraced	62	1822.58	1831.37	Freehold
8, Danes Close, Grimsby DN32 9AG	DN32 9AG	DN32 9	25/07/2025	114000	122742	FALSE	House	Semi_Detach	67	1701.49	1831.97	Freehold
4, Responso Avenue, Grimsby DN32 9RG	DN32 9RG	DN32 9	28/11/2025	189400	191427	FALSE	House	Semi_Detach	104	1821.15	1840.64	Freehold
50, Danes Close, Grimsby DN32 9AG	DN32 9AG	DN32 9	24/07/2023	113000	119782	FALSE	House	Terraced	65	1738.46	1842.8	Freehold
200, Ladysmith Road, Grimsby DN32 9ST	DN32 9ST	DN32 9	28/11/2024	149950	155023	FALSE	House	Semi_Detach	84	1785.12	1845.51	Freehold
20, Brunel Close, Grimsby DN32 9FE	DN32 9FE	DN32 9	06/05/2025	258000	262107	FALSE	House	Detached	142	1816.9	1845.82	Freehold
287, Willingham Street, Grimsby DN32 9QD	DN32 9QD	DN32 9	22/11/2023	90000	94632	FALSE	House	Terraced	51	1764.71	1855.53	Freehold
18, Whitby Drive, Grimsby DN32 9SS	DN32 9SS	DN32 9	06/01/2023	150000	156300	FALSE	House	Terraced	84	1785.71	1860.71	Freehold
30, Whitby Drive, Grimsby DN32 9TB	DN32 9TB	DN32 9	15/07/2022	155000	158353	FALSE	House	Semi_Detach	85	1823.53	1862.98	Freehold
3, Saltburn Grove, Grimsby DN32 9TE	DN32 9TE	DN32 9	07/02/2024	144500	155066	FALSE	House	Terraced	83	1740.96	1868.27	Freehold
2, Filey Road, Grimsby DN32 9SZ	DN32 9SZ	DN32 9	04/12/2025	165000	164526	FALSE	House	Terraced	88	1875	1869.61	Freehold
53, Beverley Crescent, Grimsby DN32 9TJ	DN32 9TJ	DN32 9	03/04/2023	152000	165328	FALSE	House	Terraced	88	1727.27	1878.73	Freehold
62, Danes Close, Grimsby DN32 9AG	DN32 9AG	DN32 9	23/09/2022	123500	124095	FALSE	House	Terraced	66	1871.21	1880.23	Freehold
40, Cleefield Drive, Grimsby DN32 9SA	DN32 9SA	DN32 9	03/02/2025	137250	139407	FALSE	House	Other	74	1854.73	1883.88	Freehold
393, Hainton Avenue, Grimsby DN32 9QX	DN32 9QX	DN32 9	02/06/2023	200000	207800	FALSE	House	Semi_Detach	110	1818.18	1889.09	Freehold
16, Saltburn Grove, Grimsby DN32 9TE	DN32 9TE	DN32 9	15/12/2023	154000	163605	FALSE	House	Semi_Detach	86	1790.7	1902.38	Freehold
13, Kristine Close, Grimsby DN32 9SD	DN32 9SD	DN32 9	31/10/2024	139950	144958	FALSE	House	Terraced	76	1841.45	1907.34	Freehold
46, Beverley Crescent, Grimsby DN32 9TD	DN32 9TD	DN32 9	29/02/2024	177500	189345	FALSE	House	Semi_Detach	99	1792.93	1912.58	Freehold
6, Danes Close, Grimsby DN32 9AG	DN32 9AG	DN32 9	20/01/2026	118000	117210	FALSE	House	Semi_Detach	61	1934.43	1921.48	Freehold
19, Whitby Drive, Grimsby DN32 9SS	DN32 9SS	DN32 9	09/09/2022	141500	142460	FALSE	House	Semi_Detach	74	1912.16	1925.14	Freehold
12, Saltburn Grove, Grimsby DN32 9TE	DN32 9TE	DN32 9	27/09/2024	171000	178025	FALSE	House	Semi_Detach	92	1858.7	1935.05	Freehold
87, David Street, Grimsby DN32 9NN	DN32 9NN	DN32 9	09/03/2023	65000	71672	FALSE	House	Terraced	37	1756.76	1937.08	Freehold
14, Whitby Drive, Grimsby DN32 9SS	DN32 9SS	DN32 9	19/09/2025	147500	155744	FALSE	House	Semi_Detach	80	1843.75	1946.8	Freehold
41, Robert Pearson Mews, Grimsby DN32 9SJ	DN32 9SJ	DN32 9	05/09/2025	117000	123270	FALSE	House	Terraced	63	1857.14	1956.67	Freehold
394, Heneage Road, Grimsby DN32 9NQ	DN32 9NQ	DN32 9	29/03/2022	174000	190101	FALSE	House	Semi_Detach	97	1793.81	1959.8	Freehold
4, Beverley Crescent, Grimsby DN32 9SX	DN32 9SX	DN32 9	29/05/2024	185000	194747	FALSE	House	Semi_Detach	99	1868.69	1967.14	Freehold
385, Hainton Avenue, Grimsby DN32 9QP	DN32 9QP	DN32 9	28/02/2024	155500	165877	FALSE	House	Semi_Detach	84	1851.19	1974.73	Freehold
5, Lea Drive, Grimsby DN32 9FB	DN32 9FB	DN32 9	08/09/2022	215000	213536	FALSE	House	Detached	108	1990.74	1977.19	Freehold
57, Robert Pearson Mews, Grimsby DN32 9SJ	DN32 9SJ	DN32 9	31/05/2023	120000	129174	FALSE	House	Terraced	65	1846.15	1987.29	Freehold
3, Seaton Grove, Grimsby DN32 9SU	DN32 9SU	DN32 9	03/02/2023	170000	182996	FALSE	House	Terraced	92	1847.83	1989.09	Freehold
81, Beverley Crescent, Grimsby DN32 9TJ	DN32 9TJ	DN32 9	07/07/2023	165000	173167	FALSE	House	Semi_Detach	87	1896.55	1990.43	Freehold
78, Danes Close, Grimsby DN32 9AG	DN32 9AG	DN32 9	18/03/2026	163000	161297	FALSE	House	Terraced	81	2012.35	1991.32	Freehold
4, Reporto Avenue, Grimsby DN32 9RE	DN32 9RE	DN32 9	28/10/2024	195000	202201	FALSE	House	Semi_Detach	101	1930.69	2001.99	Freehold
69, Beverley Crescent, Grimsby DN32 9TJ	DN32 9TJ	DN32 9	18/01/2024	158000	167683	FALSE	House	Semi_Detach	81	1950.62	2070.16	Freehold
30, Filey Road, Grimsby DN32 9TG	DN32 9TG	DN32 9	25/03/2022	167000	182453	FALSE	House	Semi_Detach	88	1897.73	2073.33	Freehold
36, Robert Pearson Mews, Grimsby DN32 9SJ	DN32 9SJ	DN32 9	02/04/2024	132500	141460	FALSE	House	Terraced	68	1948.53	2080.29	Freehold
21, Filey Road, Grimsby DN32 9TG	DN32 9TG	DN32 9	11/01/2022	161350	178724	FALSE	House	Semi_Detach	85	1898.24	2102.64	Freehold
156, Hainton Avenue, Grimsby DN32 9LQ	DN32 9LQ	DN32 9	04/08/2025	105000	111189	FALSE	House	Terraced	52	2019.23	2138.25	Freehold
264, Hainton Avenue, Grimsby DN32 9LL	DN32 9LL	DN32 9	19/12/2025	95000	94727	FALSE	House	Terraced	44	2159.09	2152.89	Freehold
10, Brunel Close, Grimsby DN32 9FE	DN32 9FE	DN32 9	14/04/2023	270000	282160	FALSE	House	Detached	121	2231.4	2331.9	Freehold
7, Brunel Close, Grimsby DN32 9FE	DN32 9FE	DN32 9	21/03/2025	267000	267524	FALSE	House	Detached	103	2592.23	2597.32	Freehold
1, Lea Drive, Grimsby DN32 9FB	DN32 9FB	DN32 9	19/05/2023	269950	279532	FALSE	House	Detached	107	2522.9	2612.45	Freehold
248, Heneage Road, Grimsby DN32 9NP	DN32 9NP	DN32 9	27/09/2024	149999	155676	FALSE	House	Terraced	54	2777.76	2882.89	Freehold
First Floor Flat, 161b, Hainton Avenue, Grimsby DN32 9	DN32 9LF	DN32 9	04/12/2024	155000	149741	FALSE	House	Flat	34	4558.82	4404.15	Leasehold
		DN32 9 Average							80.483871	1900.23952	1974.85629	
4, St Martins Crescent, Grimsby DN33 1BG	DN33 1BG	DN33 1	23/05/2022	170000	179865	FALSE	House	Detached	103	1650.49	1746.26	Freehold
41, Gervase Holles Way, Grimsby DN33 1BF	DN33 1BF	DN33 1	27/01/2026	137500	136064	FALSE	House	Terraced	77	1785.71	1767.06	Freehold
7, Gervase Holles Way, Grimsby DN33 1BF	DN33 1BF	DN33 1	09/01/2023	170000	177140	FALSE	House	Terraced	99	1717.17	1789.29	Freehold
25, Stratford Avenue, Grimsby DN33 1EN	DN33 1EN	DN33 1	30/08/2023	125000	128844	FALSE	House	Semi_Detach	72	1736.11	1789.5	Freehold
14, Gervase Holles Way, Grimsby DN33 1BT	DN33 1BT	DN33 1	27/06/2024	167000	175266	FALSE	House	Semi_Detach	97	1721.65	1806.87	Freehold
4, Malvern Avenue, Grimsby DN33 1EQ	DN33 1EQ	DN33 1	12/08/2022	107500	108862	FALSE	Bungalow	Semi_Detach	60	1791.67	1814.37	Freehold
88, Gervase Holles Way, Grimsby DN33 1BT	DN33 1BT	DN33 1	13/06/2022	132000	139923	FALSE	House	Terraced	77	1714.29	1817.18	Freehold
17, Gervase Holles Way, Grimsby DN33 1BF	DN33 1BF	DN33 1	06/05/2022	150010	162823	FALSE	House	Terraced	89	1685.51	1829.47	Freehold
21, Gervase Holles Way, Grimsby DN33 1BF	DN33 1BF	DN33 1	08/08/2022	140000	141631	FALSE	House	Terraced	77	1818.18	1839.36	Freehold
27, Gervase Holles Way, Grimsby DN33 1BF	DN33 1BF	DN33 1	20/03/2026	170000	168224	FALSE	House	Terraced	89	1910.11	1890.16	Freehold
22, Winchester Avenue, Grimsby DN33 1EH	DN33 1EH	DN33 1	25/03/2025	125000	125361	FALSE	House	Terraced	66	1893.94	1899.41	Freehold
12, Cordeaux Drive, Grimsby DN33 1BS	DN33 1BS	DN33 1	07/02/2022	170000	188047	FALSE	House	Terraced	99	1717.17	1899.46	Freehold
24, Gervase Holles Way, Grimsby DN33 1BT	DN33 1BT	DN33 1	30/01/2025	166500	169758	FALSE	House	Terraced	89	1870.79	1907.39	Freehold
47, Gervase Holles Way, Grimsby DN33 1BF	DN33 1BF	DN33 1	23/06/2023	180000	189455	FALSE	House	Terraced	99	1818.18	1913.69	Freehold
10, Gervase Holles Way, Grimsby DN33 1BT	DN33 1BT	DN33 1	20/06/2025	163000	171588	FALSE	House	Semi_Detach	89	1831.46	1927.96	Freehold
6, Gervase Holles Way, Grimsby DN33 1BT	DN33 1BT	DN33 1	30/04/2025	172000	173167	FALSE	House	Semi_Detach	89	1932.58	1945.7	Freehold
8, Gervase Holles Way, Grimsby DN33 1BT	DN33 1BT	DN33 1	31/07/2023	165000	173167	FALSE	House	Semi_Detach	89	1853.93	1945.7	Freehold
40, Gervase Holles Way, Grimsby DN33 1BT	DN33 1BT	DN33 1	21/09/2022	150000	150723	FALSE	House	Terraced	77	1948.05	1957.44	Freehold
2, Bradley Road, Grimsby DN33 1QW	DN33 1QW	DN33 1	27/04/2023	235000	245583	FALSE	Bungalow	Detached	125	1880	1964.66	Freehold
86, Gervase Holles Way, Grimsby DN33 1BT	DN33 1BT	DN33 1	25/03/2022	160500	176788	FALSE	House	Terraced	89	1803.37	1986.38	Freehold
53, Gervase Holles Way, Grimsby DN33 1BF	DN33 1BF	DN33 1	28/08/2025	126000	133427	FALSE	House	Terraced	67	1880.6	1991.45	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
84, Gervase Holles Way, Grimsby DN33 1BT	DN33 1BT	DN33 1	25/03/2022	165000	181744	FALSE	House	Terraced	89	1853.93	2042.07	Freehold
75, Gervase Holles Way, Grimsby DN33 1BF	DN33 1BF	DN33 1	19/03/2024	190000	203265	FALSE	House	Terraced	99	1919.19	2053.18	Freehold
9, Cordeaux Drive, Grimsby DN33 1BS	DN33 1BS	DN33 1	27/10/2025	134000	137836	FALSE	House	Terraced	67	2000	2057.25	Freehold
2, Saxby Grove, Grimsby DN33 1HF	DN33 1HF	DN33 1	12/12/2024	120000	121877	FALSE	House	Semi_Detach	59	2033.9	2065.71	Freehold
23, Malvern Avenue, Grimsby DN33 1EQ	DN33 1EQ	DN33 1	05/09/2024	148500	154601	FALSE	Bungalow	Semi_Detach	74	2006.76	2089.2	Freehold
45, Gervase Holles Way, Grimsby DN33 1BF	DN33 1BF	DN33 1	18/11/2022	140000	141907	FALSE	House	Terraced	67	2089.55	2118.01	Freehold
11, Gervase Holles Way, Grimsby DN33 1BF	DN33 1BF	DN33 1	11/03/2022	130000	143192	FALSE	House	Terraced	67	1940.3	2137.19	Freehold
66, Gervase Holles Way, Grimsby DN33 1BT	DN33 1BT	DN33 1	16/01/2023	185000	192770	FALSE	House	Terraced	89	2078.65	2165.96	Freehold
64, Gervase Holles Way, Grimsby DN33 1BT	DN33 1BT	DN33 1	11/04/2023	180000	192804	FALSE	House	Semi_Detach	89	2022.47	2166.34	Freehold
29, Gervase Holles Way, Grimsby DN33 1BF	DN33 1BF	DN33 1	17/11/2023	140000	147205	FALSE	House	Terraced	67	2089.55	2197.09	Freehold
33, Bradley Road, Grimsby DN33 1QN	DN33 1QN	DN33 1	05/01/2022	230000	248761	FALSE	Bungalow	Detached	86	2674.42	2892.57	Freehold
		DN33 1 Average							83.46875	1895.9275	1981.66656	
5, Bowfell Gardens, Grimsby DN33 2EQ	DN33 2EQ	DN33 2	27/09/2024	145000	150488	TRUE	House	Terraced	88	1647.73	1710.09	Freehold
7, Bowfell Gardens, Grimsby DN33 2EQ	DN33 2EQ	DN33 2	27/09/2024	145000	150488	TRUE	House	Terraced	88	1647.73	1710.09	Freehold
10, Royal Gardens, Grimsby DN33 2BN	DN33 2BN	DN33 2	16/04/2025	147000	141167	TRUE	House	Flat	76	1934.21	1857.46	Leasehold
12, Royal Gardens, Grimsby DN33 2BN	DN33 2BN	DN33 2	13/12/2024	147500	142495	TRUE	House	Flat	76	1940.79	1874.93	Leasehold
8, Royal Gardens, Grimsby DN33 2BN	DN33 2BN	DN33 2	04/04/2025	145000	139246	TRUE	House	Flat	72	2013.89	1933.97	Leasehold
9, Royal Gardens, Grimsby DN33 2BN	DN33 2BN	DN33 2	24/03/2025	155000	148261	TRUE	House	Flat	74	2094.59	2003.53	Leasehold
147, Louth Road, Grimsby DN33 2JU	DN33 2JU	DN33 2	15/07/2022	230000	232045	FALSE	House	Detached	110	2090.91	2109.5	Freehold
95, Scartho Road, Grimsby DN33 2AE	DN33 2AE	DN33 2	09/02/2026	210000	206815	FALSE	House	Semi_Detach	98	2142.86	2110.36	Freehold
8, Hilary Road, Grimsby DN33 2PN	DN33 2PN	DN33 2	30/01/2026	161500	160419	FALSE	Bungalow	Semi_Detach	76	2125	2110.78	Freehold
38, Eastfield Avenue, Grimsby DN33 2PD	DN33 2PD	DN33 2	02/05/2025	140000	143735	FALSE	Bungalow	Semi_Detach	68	2058.82	2113.75	Freehold
137, Scartho Road, Grimsby DN33 2AN	DN33 2AN	DN33 2	26/07/2024	225000	234950	FALSE	House	Semi_Detach	111	2027.03	2116.67	Freehold
120, Louth Road, Grimsby DN33 2JG	DN33 2JG	DN33 2	16/06/2022	430000	447077	FALSE	House	Detached	211	2037.91	2118.85	Freehold
24, Croxby Avenue, Grimsby DN33 2NW	DN33 2NW	DN33 2	06/02/2026	155000	152649	FALSE	Bungalow	Semi_Detach	72	2152.78	2120.13	Freehold
11, St Helens Avenue, Grimsby DN33 2AH	DN33 2AH	DN33 2	20/03/2025	234000	235816	FALSE	House	Semi_Detach	111	2108.11	2124.47	Freehold
11, Woodrow Park, Grimsby DN33 2EF	DN33 2EF	DN33 2	30/01/2026	340000	336376	FALSE	Bungalow	Detached	158	2151.9	2128.96	Freehold
38, Grantham Avenue, Grimsby DN33 2HJ	DN33 2HJ	DN33 2	20/08/2024	180000	186461	FALSE	House	Semi_Detach	87	2068.97	2143.23	Freehold
11, Lisburn Grove, Grimsby DN33 2DF	DN33 2DF	DN33 2	20/10/2023	166000	170597	FALSE	House	Semi_Detach	79	2101.27	2159.46	Freehold
126, Scartho Road, Grimsby DN33 2AX	DN33 2AX	DN33 2	15/12/2023	189950	203630	FALSE	House	Terraced	94	2020.74	2166.28	Freehold
44, Southern Walk, Grimsby DN33 2PF	DN33 2PF	DN33 2	05/04/2022	200000	219430	FALSE	Bungalow	Semi_Detach	101	1980.2	2172.57	Freehold
35, Grantham Avenue, Grimsby DN33 2HQ	DN33 2HQ	DN33 2	08/12/2023	205000	217405	FALSE	House	Other	100	2050	2174.05	Freehold
1, St Helens Avenue, Grimsby DN33 2AH	DN33 2AH	DN33 2	02/11/2022	170000	172322	FALSE	House	Semi_Detach	79	2151.9	2181.29	Freehold
2, Hilary Road, Grimsby DN33 2PN	DN33 2PN	DN33 2	02/12/2024	139000	139684	FALSE	Bungalow	Detached	64	2171.88	2182.56	Freehold
39, Glebe Road, Grimsby DN33 2HN	DN33 2HN	DN33 2	09/12/2022	165000	168229	FALSE	House	Terraced	77	2142.86	2184.79	Freehold
4b, Spurn Avenue, Grimsby DN33 2LN	DN33 2LN	DN33 2	18/08/2022	175000	175172	FALSE	House	Detached	80	2187.5	2189.65	Freehold
184, Scartho Road, Grimsby DN33 2BP	DN33 2BP	DN33 2	11/10/2022	250000	254159	FALSE	House	Semi_Detach	116	2155.17	2191.03	Freehold
235, Scartho Road, Grimsby DN33 2EA	DN33 2EA	DN33 2	29/10/2025	450000	460832	FALSE	House	Detached	210	2142.86	2194.44	Freehold
185, Scartho Road, Grimsby DN33 2BU	DN33 2BU	DN33 2	11/07/2025	245000	263788	FALSE	House	Semi_Detach	120	2041.67	2198.23	Freehold
17, Croxby Avenue, Grimsby DN33 2NN	DN33 2NN	DN33 2	23/10/2023	184000	189096	FALSE	House	Semi_Detach	86	2139.53	2198.79	Freehold
196, Scartho Road, Grimsby DN33 2BP	DN33 2BP	DN33 2	25/07/2023	287500	301730	FALSE	House	Semi_Detach	137	2098.54	2202.41	Freehold
39, Bowfell Gardens, Grimsby DN33 2EQ	DN33 2EQ	DN33 2	18/07/2024	281950	293446	TRUE	House	Detached	133	2119.92	2206.36	Freehold
30, Rosaire Place, Grimsby DN33 2JS	DN33 2JS	DN33 2	10/10/2025	225000	231690	FALSE	House	Semi_Detach	105	2142.86	2206.57	Freehold
8, Linwood Avenue, Grimsby DN33 2NL	DN33 2NL	DN33 2	20/01/2022	145000	156827	FALSE	Bungalow	Detached	71	2042.25	2208.83	Freehold
66, Louth Road, Grimsby DN33 2HY	DN33 2HY	DN33 2	30/03/2022	282500	302657	FALSE	House	Detached	137	2062.04	2209.18	Freehold
34, Eastfield Avenue, Grimsby DN33 2PD	DN33 2PD	DN33 2	12/01/2023	185000	192215	FALSE	House	Semi_Detach	87	2126.44	2209.37	Freehold
67, Grantham Avenue, Grimsby DN33 2HH	DN33 2HH	DN33 2	28/07/2023	240000	251879	FALSE	House	Semi_Detach	114	2105.26	2209.46	Freehold
3, Croxby Avenue, Grimsby DN33 2NN	DN33 2NN	DN33 2	11/02/2022	132500	146144	FALSE	Bungalow	Semi_Detach	66	2007.58	2214.3	Freehold
5, Walker Avenue, Grimsby DN33 2LJ	DN33 2LJ	DN33 2	05/02/2025	200000	203725	FALSE	House	Semi_Detach	92	2173.91	2214.4	Freehold
37, Southfield Road, Grimsby DN33 2PW	DN33 2PW	DN33 2	25/10/2024	192500	199608	FALSE	House	Semi_Detach	90	2138.89	2217.87	Freehold
120, Scartho Road, Grimsby DN33 2AX	DN33 2AX	DN33 2	14/04/2022	165000	182322	FALSE	House	Terraced	82	2012.2	2223.44	Freehold
174, Scartho Road, Grimsby DN33 2BP	DN33 2BP	DN33 2	09/04/2026	420000	413919	FALSE	House	Detached	186	2258.06	2225.37	Freehold
21, Helvellyn Way, Grimsby DN33 2ED	DN33 2ED	DN33 2	23/04/2025	148500	149360	FALSE	House	Terraced	67	2216.42	2229.25	Freehold
23, Helvellyn Way, Grimsby DN33 2ED	DN33 2ED	DN33 2	03/10/2024	210000	217515	FALSE	House	Terraced	97	2164.95	2242.42	Freehold
25, Bowfell Gardens, Grimsby DN33 2EQ	DN33 2EQ	DN33 2	25/10/2024	130000	134800	TRUE	Bungalow	Semi_Detach	60	2166.67	2246.67	Freehold
27, Bowfell Gardens, Grimsby DN33 2EQ	DN33 2EQ	DN33 2	25/10/2024	130000	134800	TRUE	Bungalow	Semi_Detach	60	2166.67	2246.67	Freehold
8, Beatty Avenue, Grimsby DN33 2NT	DN33 2NT	DN33 2	02/08/2024	165000	170922	FALSE	House	Semi_Detach	76	2171.05	2248.97	Freehold
149, Waltham Road, Grimsby DN33 2NG	DN33 2NG	DN33 2	10/10/2024	470000	483740	FALSE	House	Detached	215	2186.05	2249.95	Freehold
5, West Lea, Grimsby DN33 2PQ	DN33 2PQ	DN33 2	29/08/2025	170000	180235	FALSE	House	Semi_Detach	80	2125	2252.94	Freehold
83, Waltham Road, Grimsby DN33 2ND	DN33 2ND	DN33 2	25/07/2022	299950	306439	FALSE	House	Semi_Detach	136	2205.51	2253.23	Freehold
54, Rosaire Place, Grimsby DN33 2JS	DN33 2JS	DN33 2	31/10/2022	182000	185027	FALSE	House	Semi_Detach	82	2219.51	2256.43	Freehold
11, Permain Close, Scartho, Grimsby DN33 2FB	DN33 2FB	DN33 2	25/04/2024	379950	399927	FALSE	House	Detached	177	2146.61	2259.47	Freehold
17, Conyers Avenue, Grimsby DN33 2BZ	DN33 2BZ	DN33 2	02/02/2023	199950	210246	FALSE	House	Detached	93	2150	2260.71	Freehold
59, Waltham Road, Grimsby DN33 2ND	DN33 2ND	DN33 2	18/12/2025	440000	436579	FALSE	House	Detached	193	2279.79	2262.07	Freehold
15, Croxby Grove, Grimsby DN33 2NP	DN33 2NP	DN33 2	25/10/2024	137500	142577	FALSE	House	Semi_Detach	63	2182.54	2263.13	Freehold
26, Glebe Road, Grimsby DN33 2HL	DN33 2HL	DN33 2	30/05/2024	293000	306195	TRUE	House	Detached	135	2170.37	2268.11	Freehold
76, Waltham Road, Grimsby DN33 2NA	DN33 2NA	DN33 2	22/12/2025	175000	174832	FALSE	House	Semi_Detach	77	2272.73	2270.55	Freehold
1, Scafell Way, Grimsby DN33 2EG	DN33 2EG	DN33 2	08/11/2024	299950	307788	TRUE	House	Detached	135	2221.85	2279.91	Freehold
11, Edge Avenue, Grimsby DN33 2DD	DN33 2DD	DN33 2	23/07/2024	225000	234950	FALSE	House	Semi_Detach	103	2184.47	2281.07	Freehold
9, Scafell Way, Grimsby DN33 2EG	DN33 2EG	DN33 2	28/03/2025	309950	310558	TRUE	House	Detached	135	2295.93	2300.43	Freehold
139, Louth Road, Grimsby DN33 2JU	DN33 2JU	DN33 2	12/01/2022	415000	448851	FALSE	House	Detached	195	2128.21	2301.8	Freehold
176, Waltham Road, Grimsby DN33 2NQ	DN33 2NQ	DN33 2	27/03/2025	265000	267056	FALSE	House	Semi_Detach	116	2284.48	2302.21	Freehold
1, Shaw Drive, Grimsby DN33 2JB	DN33 2JB	DN33 2	31/05/2024	190000	198557	FALSE	House	Detached	86	2209.3	2308.8	Freehold
4, Glebe Road, Grimsby DN33 2HL	DN33 2HL	DN33 2	12/09/2025	233000	244746	FALSE	Bungalow	Detached	106	2198.11	2308.92	Freehold
3, Scafell Way, Grimsby DN33 2EG	DN33 2EG	DN33 2	12/12/2024	294453	295902	TRUE	House	Detached	128	2300.41	2311.73	Freehold
4, Lyndhurst Avenue, Grimsby DN33 2AW	DN33 2AW	DN33 2	18/12/2023	146000	155106	FALSE	House	Semi_Detach	67	2179.1	2315.01	Freehold
11, Southern Walk, Grimsby DN33 2PG	DN33 2PG	DN33 2	24/10/2022	164000	166728	FALSE	Bungalow	Semi_Detach	72	2277.78	2315.67	Freehold
10, Pagehall Close, Grimsby DN33 2HF	DN33 2HF	DN33 2	03/11/2022	172000	174349	FALSE	Bungalow	Semi_Detach	75	2293.33	2324.65	Freehold
191, Scartho Road, Grimsby DN33 2BU	DN33 2BU	DN33 2	09/08/2024	206500	213912	FALSE	House	Semi_Detach	92	2244.57	2325.13	Freehold
25, Rosaire Place, Grimsby DN33 2JT	DN33 2JT	DN33 2	08/12/2025	182500	182325	FALSE	House	Semi_Detach	78	2339.74	2337.5	Freehold
47, Glebe Road, Grimsby DN33 2HN	DN33 2HN	DN33 2	18/03/2024	160000	171170	FALSE	House	Terraced	73	2191.78	2344.79	Freehold
49, Glebe Road, Grimsby DN33 2HN	DN33 2HN	DN33 2	21/06/2024	150000	157560	FALSE	House	Terraced	67	2238.81	2351.64	Freehold
26, Walker Avenue, Grimsby DN33 2LH	DN33 2LH	DN33 2	19/12/2024	155000	157879	FALSE	House	Terraced	67	2313.43	2356.4	Freehold
4, Bowfell Gardens, Grimsby DN33 2EQ	DN33 2EQ	DN33 2	18/06/2025	172500	181588	FALSE	House	Semi_Detach	77	2240.26	2358.29	Freehold
37, Eastbourne Way, Grimsby DN33 2PH	DN33 2PH	DN33 2	23/01/2026	205000	202815	FALSE	House	Detached	86	2383.72	2358.31	Freehold
64, Shaw Drive, Grimsby DN33 2JB	DN33 2JB	DN33 2	28/02/2025	270000	271596	FALSE	House	Detached	115	2347.83	2361.7	Freehold
35, Shaw Drive, Grimsby DN33 2JB	DN33 2JB	DN33 2	20/10/2023	280000	283611	FALSE	House	Detached	120	2333.33	2363.43	Freehold
4, Spurn Avenue, Grimsby DN33 2LN	DN33 2LN	DN33 2	05/04/2022	187500	205715	FALSE	House	Semi_Detach	87	2155.17	2364.54	Freehold
15, Southern Walk, Grimsby DN33 2PG	DN33 2PG	DN33 2	12/01/2026	150000	148996	FALSE	Bungalow	Semi_Detach	63	2380.95	2365.02	Freehold
12, Eastfield Avenue, Grimsby DN33 2PD	DN33 2PD	DN33 2	05/09/2022	240000	241628	FALSE	Bungalow	Semi_Detach	102	2352.94	2368.9	Freehold
3, Rosaire Place, Grimsby DN33 2JT	DN33 2JT	DN33 2	18/12/2025	195000	194813	FALSE	House	Semi_Detach	82	2378.05	2375.77	Freehold
4, Chester Grange, Grimsby DN33 2HW	DN33 2HW	DN33 2	16/12/2024	350000	351722	FALSE	Bungalow	Detached	148	2364.86	2376.5	Freehold
6, Charles Avenue, Grimsby DN33 2DA	DN33 2DA	DN33 2	06/12/2024	260000	264066	FALSE	House	Semi_Detach	111	2342.34	2378.97	Freehold
24, Southern Walk, Grimsby DN33 2PF	DN33 2PF	DN33 2	24/01/2025	186000	188909	FALSE	Bungalow	Semi_Detach	79	2354.43	2391.25	Freehold
250, Scartho Road, Grimsby DN33 2EB	DN33 2EB	DN33 2	10/06/2024	232500	244008	FALSE	Bungalow	Semi_Detach	102	2279.41	2392.24	Freehold
30, Westkirke Avenue, Grimsby DN33 2HT	DN33 2HT	DN33 2	17/10/2022	205000	208410	FALSE	House	Semi_Detach	87	2356.32	2395.52	Freehold
6, Scafell Way, Grimsby DN33 2EG	DN33 2EG	DN33 2	16/12/2024	338950	340618	TRUE	House	Detached	142	2386.97	2398.72	Freehold
22, Kensington Place, Grimsby DN33 2JW	DN33 2JW	DN33 2	28/10/2025	212500	218818	FALSE	House	Semi_Detach	91	2335.16	2404.59	Freehold
35, Helvellyn Way, Grimsby DN33 2ED	DN33 2ED	DN33 2	09/02/2024	212500	226681	FALSE	House	Semi_Detach	94	2260.64	2411.5	Freehold
58, Waltham Road, Grimsby DN33 2NA	DN33 2NA	DN33 2	31/05/2024	220000	231591	FALSE	House	Semi_Detach	96	2291.67	2412.41	Freehold
38, Edge Avenue, Grimsby DN33 2DQ	DN33 2DQ	DN33 2	29/07/2024	178000	185871	FALSE	House	Semi_Detach	77	2311.69	2413.91	Freehold
1, Conyers Avenue, Grimsby DN33 2BX	DN33 2BX	DN33 2	07/11/2024	245000	251402	FALSE	House	Detached	104	2355.77	2417.33	Freehold
5, Scafell Way, Grimsby DN33 2EG	DN33 2EG	DN33 2	21/02/2025	324950	326871	TRUE	House	Detached	135	2407.04	2421.27	Freehold
10, Scafell Way, Grimsby DN33 2EG	DN33 2EG	DN33 2	24/01/2025	308950	310165	TRUE	House	Detached	128	2413.67	2423.16	Freehold
90, Waltham Road, Grimsby DN33 2NA	DN33 2NA	DN33 2	18/04/2024	185000	196338	FALSE	House	Semi_Detach	81	2283.95	2423.93	Freehold
82, Waltham Road, Grimsby DN33 2NA	DN33 2NA	DN33 2	11/04/2022	179000	196390	FALSE	House	Semi_Detach	81	2209.88	2424.57	Freehold
15, Eastfield Avenue, Grimsby DN33 2PD	DN33 2PD	DN33 2	02/12/2022	165000	165162	FALSE	Bungalow	Detached	68	2426.47	2428.85	Freehold
3, Boundary Farm Court, Grimsby DN33 2BJ	DN33 2BJ	DN33 2	19/05/2025	230000	236136	FALSE	House	Semi_Detach	97	2371.13	2434.39	Freehold
7, Scafell Way, Grimsby DN33 2EG	DN33 2EG	DN33 2	28/02/2025	309950	311782	TRUE	House	Detached	128	2421.48	2435.8	Freehold
33, Helvellyn Way, Grimsby DN33 2ED	DN33 2ED	DN33 2	31/10/2025	295000	302101	FALSE	House	Detached	124	2379.03	2436.3	Freehold
19, Walker Avenue, Grimsby DN33 2LL	DN33 2LL	DN33 2	04/11/2022	202000	204759	FALSE	House	Semi_Detach	84	2404.76	2437.61	Freehold
4, Wood Close, Grimsby DN33 2QB	DN33 2QB	DN33 2	14/04/2022	277000	298016	FALSE	House	Detached	122	2270.49	2442.75	Freehold
22, Scafell Way, Grimsby DN33 2EG	DN33 2EG	DN33 2	14/04/2025	189950	191050	TRUE	House	Terraced	78	2435.26	2449.36	Freehold
32, Antrim Way, Grimsby DN33 2DL	DN33 2DL	DN33 2	23/06/2025	165000	174903	FALSE	House	Terraced	71	2323.94	2463.42	Freehold
245, Louth Road, Grimsby DN33 2JX	DN33 2JX	DN33 2	31/08/2023	345000	350144	FALSE	Bungalow	Detached	142	2429.58	2465.8	Freehold
14, Church Lane, Scartho, Grimsby DN33 2EU	DN33 2EU	DN33 2	02/11/2023	190000	199778	FALSE	House	Terraced	81	2345.68	2466.4	Freehold
50, Croxby Avenue, Grimsby DN33 2NW	DN33 2NW	DN33 2	25/08/2022	205000	207597	FALSE	Bungalow	Semi_Detach	84	2440.48	2471.39	Freehold
23, Antrim Way, Grimsby DN33 2DL	DN33 2DL	DN33 2	02/12/2024	170000	173157	FALSE	House	Terraced	70	2428.57	2473.67	Freehold
7, Pagehall Close, Grimsby DN33 2HF	DN33 2HF	DN33 2	11/12/2023	212000	225223	FALSE	House	Semi_Detach	91	2329.67	2474.98	Freehold
12, Beatty Avenue, Grimsby DN33 2NT	DN33 2NT	DN33 2	09/02/2026	191000	188103	FALSE	House	Semi_Detach	76	2513.16	2475.04	Freehold
8, Scafell Way, Grimsby DN33 2EG	DN33 2EG	DN33 2	04/03/2025	318950	319576	TRUE	House	Detached	129	2472.48	2477.33	Freehold
111, Waltham Road, Grimsby DN33 2NF	DN33 2NF	DN33 2	22/04/2024	342000	359981	FALSE	House	Detached	145	2358.62	2482.63	Freehold
50, Louth Road, Grimsby DN33 2HY	DN33 2HY	DN33 2	11/02/2022	160000	176476	FALSE	Bungalow	Semi_Detach	71	2253.52	2485.58	Freehold
44, Rosaire Place, Grimsby DN33 2JS	DN33 2JS	DN33 2	04/07/2025	187000	201340	FALSE	House	Semi_Detach	81	2308.64	2485.68	Freehold
29, Helvellyn Way, Grimsby DN33 2ED	DN33 2ED	DN33 2	10/11/2025	160000	161712	FALSE	House	Semi_Detach	65	2461.54	2487.88	Freehold
36, Glebe Road, Grimsby DN33 2HL	DN33 2HL	DN33 2	23/06/2025	297500	308686	FALSE	House	Detached	124	2399.19	2489.4	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
1, Chester Grange, Grimsby DN33 2HW	DN33 2HW	DN33 2	14/11/2023	322500	331260	FALSE	Bungalow	Detached	133	2424.81	2490.68	Freehold
247, Louth Road, Grimsby DN33 2JX	DN33 2JX	DN33 2	31/08/2022	376000	376369	FALSE	House	Detached	151	2490.07	2492.51	Freehold
18, Cragston Avenue, Grimsby DN33 2AU	DN33 2AU	DN33 2	15/12/2023	198500	210881	FALSE	House	Semi_Detach	84	2363.1	2510.49	Freehold
11, Scafell Way, Grimsby DN33 2EG	DN33 2EG	DN33 2	30/05/2025	239950	246576	TRUE	House	Terraced	98	2448.47	2516.08	Freehold
6, Woodrow Park, Grimsby DN33 2EF	DN33 2EF	DN33 2	15/03/2024	365000	382613	FALSE	House	Detached	152	2401.32	2517.19	Freehold
2, Conyers Avenue, Grimsby DN33 2BY	DN33 2BY	DN33 2	05/10/2023	245000	251785	FALSE	House	Semi_Detach	100	2450	2517.85	Freehold
22, Croxby Avenue, Grimsby DN33 2NW	DN33 2NW	DN33 2	27/03/2023	155000	168810	FALSE	Bungalow	Semi_Detach	67	2313.43	2519.55	Freehold
12, St Helens Avenue, Grimsby DN33 2AH	DN33 2AH	DN33 2	29/11/2024	210000	217104	FALSE	House	Semi_Detach	86	2441.86	2524.47	Leasehold
24, Walker Avenue, Grimsby DN33 2LH	DN33 2LH	DN33 2	20/12/2023	145000	154044	FALSE	House	Semi_Detach	61	2377.05	2525.31	Freehold
41, Walker Avenue, Grimsby DN33 2LH	DN33 2LH	DN33 2	31/05/2022	163000	176923	FALSE	House	Terraced	70	2328.57	2527.47	Freehold
4, Braeton Lane, Grimsby DN33 2LE	DN33 2LE	DN33 2	16/12/2022	188500	192189	FALSE	Bungalow	Terraced	76	2480.26	2528.8	Freehold
64, Westkirke Avenue, Grimsby DN33 2HT	DN33 2HT	DN33 2	20/09/2022	270000	268161	FALSE	House	Detached	106	2547.17	2529.82	Freehold
7, Southfield Avenue, Grimsby DN33 2PB	DN33 2PB	DN33 2	11/10/2022	315000	315000	FALSE	House	Detached	124	2540.32	2540.32	Freehold
4, Pagehall Close, Grimsby DN33 2HF	DN33 2HF	DN33 2	03/08/2022	221000	223800	FALSE	House	Semi_Detach	88	2511.36	2543.18	Freehold
52, St Giles Avenue, Grimsby DN33 2HD	DN33 2HD	DN33 2	11/02/2022	231000	254787	FALSE	House	Semi_Detach	100	2310	2547.87	Freehold
Flat 7, 42, Waltham Road, Grimsby DN33 2LX	DN33 2LX	DN33 2	18/12/2025	270000	265071	FALSE	House	Flat	104	2596.15	2548.76	Leasehold
62, Shaw Drive, Grimsby DN33 2JB	DN33 2JB	DN33 2	08/07/2022	238000	240117	FALSE	House	Detached	94	2531.91	2554.44	Freehold
37, Bowfell Gardens, Grimsby DN33 2EQ	DN33 2EQ	DN33 2	17/09/2024	273950	283962	TRUE	House	Detached	111	2468.02	2558.22	Freehold
13, Royal Gardens, Grimsby DN33 2BN	DN33 2BN	DN33 2	03/11/2023	184500	181870	TRUE	House	Flat	71	2598.59	2561.55	Leasehold
10a, Walker Avenue, Grimsby DN33 2LJ	DN33 2LJ	DN33 2	15/03/2024	217500	227995	FALSE	Bungalow	Detached	89	2443.82	2561.74	Freehold
2, Boundary Farm Court, Grimsby DN33 2BJ	DN33 2BJ	DN33 2	07/03/2025	242000	243878	FALSE	House	Semi_Detach	95	2547.37	2567.14	Freehold
6, Southfield Road, Grimsby DN33 2PL	DN33 2PL	DN33 2	07/11/2025	245000	246206	FALSE	Bungalow	Detached	95	2578.95	2591.64	Freehold
15, Scafell Way, Grimsby DN33 2EG	DN33 2EG	DN33 2	12/06/2025	239950	248973	TRUE	House	Detached	96	2499.48	2593.47	Freehold
7, Frusher Avenue, Grimsby DN33 2BE	DN33 2BE	DN33 2	26/05/2023	181500	192035	FALSE	House	Semi_Detach	74	2452.7	2595.07	Leasehold
3, The Copse, Grimsby DN33 2LW	DN33 2LW	DN33 2	04/04/2022	295000	317381	FALSE	Bungalow	Detached	122	2418.03	2601.48	Freehold
13, Spurn Avenue, Grimsby DN33 2LQ	DN33 2LQ	DN33 2	16/12/2022	219950	224047	FALSE	House	Semi_Detach	86	2557.56	2605.2	Freehold
9, Edge Avenue, Grimsby DN33 2DD	DN33 2DD	DN33 2	27/11/2024	275000	284303	FALSE	House	Semi_Detach	109	2522.94	2608.28	Freehold
15, Shaw Drive, Grimsby DN33 2JB	DN33 2JB	DN33 2	24/01/2024	169950	177422	FALSE	Bungalow	Detached	68	2499.26	2609.15	Freehold
3, Bowfell Gardens, Grimsby DN33 2EQ	DN33 2EQ	DN33 2	25/07/2022	224950	229816	TRUE	House	Semi_Detach	88	2556.25	2611.55	Freehold
29, Shaw Drive, Grimsby DN33 2JB	DN33 2JB	DN33 2	15/05/2024	260000	271709	FALSE	House	Detached	104	2500	2612.59	Freehold
11, Royal Gardens, Grimsby DN33 2BN	DN33 2BN	DN33 2	08/03/2024	194950	193749	TRUE	House	Flat	74	2634.46	2618.23	Leasehold
53, Westkirke Avenue, Grimsby DN33 2HS	DN33 2HS	DN33 2	20/06/2025	255000	264588	FALSE	House	Detached	101	2524.75	2619.68	Freehold
74, Glebe Road, Grimsby DN33 2HL	DN33 2HL	DN33 2	28/11/2024	239950	248068	TRUE	House	Semi_Detach	94	2552.66	2639.02	Freehold
179, Waltham Road, Grimsby DN33 2PY	DN33 2PY	DN33 2	10/10/2025	250000	257433	FALSE	House	Semi_Detach	97	2577.32	2653.95	Freehold
37, Grantham Avenue, Grimsby DN33 2HQ	DN33 2HQ	DN33 2	07/11/2024	190000	196428	FALSE	House	Semi_Detach	74	2567.57	2654.43	Freehold
9, Boundary Farm Court, Grimsby DN33 2BJ	DN33 2BJ	DN33 2	18/06/2025	235000	247381	FALSE	House	Semi_Detach	93	2526.88	2660.01	Freehold
5, Boundary Farm Court, Grimsby DN33 2BJ	DN33 2BJ	DN33 2	01/08/2022	235000	237978	FALSE	House	Semi_Detach	89	2640.45	2673.91	Freehold
24, Glebe Road, Grimsby DN33 2HL	DN33 2HL	DN33 2	27/06/2024	329950	345163	TRUE	House	Detached	129	2557.75	2675.68	Freehold
55, Shaw Drive, Grimsby DN33 2JB	DN33 2JB	DN33 2	20/11/2023	219000	224949	FALSE	House	Detached	84	2607.14	2677.96	Freehold
7, Rosaire Place, Grimsby DN33 2JT	DN33 2JT	DN33 2	30/01/2026	200000	198662	FALSE	House	Semi_Detach	74	2702.7	2684.62	Freehold
20, Scafell Way, Grimsby DN33 2EG	DN33 2EG	DN33 2	31/03/2025	179950	180303	TRUE	House	Detached	67	2685.82	2691.09	Freehold
17, Shaw Drive, Grimsby DN33 2JB	DN33 2JB	DN33 2	29/11/2024	223000	228827	FALSE	House	Detached	85	2623.53	2692.08	Freehold
14, Hilary Road, Grimsby DN33 2PN	DN33 2PN	DN33 2	15/09/2023	250000	257433	FALSE	Bungalow	Semi_Detach	95	2631.58	2709.82	Freehold
16, Croxby Grove, Grimsby DN33 2NP	DN33 2NP	DN33 2	09/01/2023	167000	173513	FALSE	House	Semi_Detach	64	2609.38	2711.14	Freehold
12, Scafell Way, Grimsby DN33 2EG	DN33 2EG	DN33 2	30/01/2025	234950	238625	TRUE	House	Semi_Detach	88	2669.89	2711.65	Freehold
28, Williams Way, Grimsby DN33 2DT	DN33 2DT	DN33 2	29/08/2025	205000	217083	TRUE	House	Terraced	80	2562.5	2713.54	Freehold
7, Woodrow Park, Grimsby DN33 2EF	DN33 2EF	DN33 2	25/07/2024	347000	361149	FALSE	House	Detached	133	2609.02	2715.41	Freehold
14, Scafell Way, Grimsby DN33 2EG	DN33 2EG	DN33 2	13/02/2025	234950	239327	TRUE	House	Semi_Detach	88	2669.89	2719.63	Freehold
2a, Spurn Avenue, Grimsby DN33 2LN	DN33 2LN	DN33 2	20/04/2022	140000	153601	FALSE	House	Semi_Detach	56	2500	2742.88	Freehold
30, Walker Avenue, Grimsby DN33 2LH	DN33 2LH	DN33 2	30/04/2025	152750	153635	FALSE	House	Terraced	56	2727.68	2743.48	Freehold
18, Scafell Way, Grimsby DN33 2EG	DN33 2EG	DN33 2	17/04/2025	239950	241578	TRUE	House	Semi_Detach	88	2726.7	2745.2	Freehold
6, The Copse, Grimsby DN33 2LW	DN33 2LW	DN33 2	11/01/2024	355000	370608	FALSE	Bungalow	Detached	134	2649.25	2765.73	Freehold
6, Boundary Farm Court, Grimsby DN33 2BJ	DN33 2BJ	DN33 2	19/11/2025	328000	329614	FALSE	House	Detached	119	2756.3	2769.87	Freehold
16, Scafell Way, Grimsby DN33 2EG	DN33 2EG	DN33 2	28/02/2025	239950	244420	TRUE	House	Semi_Detach	88	2726.7	2777.5	Freehold
2, Dovedale Drive, Grimsby DN33 2NH	DN33 2NH	DN33 2	26/06/2025	262500	272370	FALSE	Bungalow	Detached	98	2678.57	2779.29	Freehold
1, College Avenue, Grimsby DN33 2JJ	DN33 2JJ	DN33 2	21/02/2025	255000	256507	FALSE	House	Detached	92	2771.74	2788.12	Freehold
65, Waltham Road, Grimsby DN33 2ND	DN33 2ND	DN33 2	24/03/2022	225000	241055	FALSE	Bungalow	Detached	86	2616.28	2802.97	Freehold
40, Croxby Avenue, Grimsby DN33 2NW	DN33 2NW	DN33 2	08/11/2024	205000	211935	FALSE	Bungalow	Semi_Detach	75	2733.33	2825.8	Freehold
21, Shaw Drive, Grimsby DN33 2JB	DN33 2JB	DN33 2	23/08/2022	277000	277272	FALSE	House	Detached	98	2826.53	2829.31	Freehold
7, The Copse, Grimsby DN33 2LW	DN33 2LW	DN33 2	08/12/2022	330000	330324	FALSE	Bungalow	Detached	115	2869.57	2872.38	Freehold
31, Croxby Avenue, Grimsby DN33 2NN	DN33 2NN	DN33 2	06/01/2023	150000	155850	FALSE	Bungalow	Semi_Detach	54	2777.78	2886.11	Freehold
2, Kensington Place, Grimsby DN33 2JW	DN33 2JW	DN33 2	17/01/2023	220000	224620	FALSE	House	Detached	77	2857.14	2917.14	Freehold
80, Waltham Road, Grimsby DN33 2NA	DN33 2NA	DN33 2	29/06/2022	185000	195539	FALSE	House	Semi_Detach	67	2761.19	2918.49	Freehold
30, St Giles Avenue, Grimsby DN33 2HB	DN33 2HB	DN33 2	18/07/2024	255000	266276	FALSE	House	Semi_Detach	90	2833.33	2958.62	Freehold
33, Williams Way, Grimsby DN33 2DT	DN33 2DT	DN33 2	11/07/2025	220000	236870	TRUE	House	Semi_Detach	80	2750	2960.88	Freehold
16, Southern Walk, Grimsby DN33 2PG	DN33 2PG	DN33 2	06/05/2025	170000	174536	FALSE	Bungalow	Semi_Detach	58	2931.03	3009.24	Freehold
33, Kensington Place, Grimsby DN33 2JW	DN33 2JW	DN33 2	26/11/2025	207500	209720	FALSE	Bungalow	Semi_Detach	66	3143.94	3177.58	Freehold
113c, Waltham Road, Grimsby DN33 2NF	DN33 2NF	DN33 2	10/05/2023	380000	393489	FALSE	Bungalow	Detached	123	3089.43	3199.1	Freehold
30, Southern Walk, Grimsby DN33 2PF	DN33 2PF	DN33 2	05/07/2024	159500	166553	FALSE	Bungalow	Semi_Detach	52	3067.31	3202.94	Freehold
2, Williams Way, Grimsby DN33 2DT	DN33 2DT	DN33 2	19/02/2026	220000	216189	FALSE	Bungalow	Detached	67	3283.58	3226.7	Freehold
13, Woodrow Park, Grimsby DN33 2EF	DN33 2EF	DN33 2	11/07/2025	425000	453422	FALSE	House	Detached	139	3057.55	3262.03	Freehold
9, Eastbourne Way, Grimsby DN33 2PH	DN33 2PH	DN33 2	30/09/2022	235000	236594	FALSE	Bungalow	Semi_Detach	72	3263.89	3286.03	Freehold
4, Markhams Orchard, Grimsby DN33 2LP	DN33 2LP	DN33 2	05/10/2022	375000	375000	FALSE	House	Detached	114	3289.47	3289.47	Freehold
3, Orchards Croft, Scartho, Grimsby DN33 2QD	DN33 2QD	DN33 2	11/04/2024	395000	415768	FALSE	Bungalow	Detached	125	3160	3326.14	Freehold
11, Dovedale Drive, Grimsby DN33 2NH	DN33 2NH	DN33 2	26/11/2025	304000	305496	FALSE	Bungalow	Detached	90	3377.78	3394.4	Freehold
186, Scartho Road, Grimsby DN33 2BP	DN33 2BP	DN33 2	09/08/2022	275000	278484	FALSE	House	Semi_Detach	82	3353.66	3396.15	Freehold
15, Eastbourne Way, Grimsby DN33 2PH	DN33 2PH	DN33 2	06/04/2023	195000	208871	FALSE	Bungalow	Semi_Detach	61	3196.72	3424.11	Freehold
1, Pagehall Close, Grimsby DN33 2HF	DN33 2HF	DN33 2	08/07/2024	202000	210933	FALSE	Bungalow	Semi_Detach	61	3311.48	3457.92	Freehold
4, Royal Gardens, Grimsby DN33 2BN	DN33 2BN	DN33 2	26/07/2024	199000	207800	TRUE	Bungalow	Semi_Detach	60	3316.67	3463.33	Freehold
19, Bowfell Gardens, Grimsby DN33 2EQ	DN33 2EQ	DN33 2	30/09/2024	124950	130083	TRUE	Bungalow	Semi_Detach	37	3377.03	3515.76	Freehold
21, Bowfell Gardens, Grimsby DN33 2EQ	DN33 2EQ	DN33 2	26/09/2024	124995	130130	TRUE	Bungalow	Semi_Detach	37	3378.24	3517.03	Freehold
49, Williams Way, Grimsby DN33 2DT	DN33 2DT	DN33 2	04/09/2023	234950	238216	TRUE	Bungalow	Detached	67	3506.72	3555.46	Freehold
18, Shaw Drive, Grimsby DN33 2JB	DN33 2JB	DN33 2	12/04/2024	228000	239988	FALSE	Bungalow	Detached	67	3402.99	3581.91	Freehold
10, Kings Park Road, Grimsby DN33 2DR	DN33 2DR	DN33 2	02/09/2022	220495	218994	TRUE	Bungalow	Detached	60	3674.92	3649.9	Freehold
1, Royal Gardens, Grimsby DN33 2BN	DN33 2BN	DN33 2	01/09/2023	259950	263564	TRUE	Bungalow	Detached	72	3610.42	3660.61	Freehold
24, Scafell Way, Grimsby DN33 2EG	DN33 2EG	DN33 2	24/04/2025	134950	135732	TRUE	Bungalow	Terraced	37	3647.3	3668.43	Freehold
4, Kings Park Road, Grimsby DN33 2DR	DN33 2DR	DN33 2	23/08/2022	220495	220711	TRUE	Bungalow	Detached	60	3674.92	3678.52	Freehold
23, Bowfell Gardens, Grimsby DN33 2EQ	DN33 2EQ	DN33 2	28/11/2024	131950	136414	TRUE	Bungalow	Semi_Detach	37	3566.22	3686.86	Freehold
7, Kings Park Road, Grimsby DN33 2DR	DN33 2DR	DN33 2	11/08/2025	235000	247867	FALSE	Bungalow	Detached	67	3507.46	3699.51	Freehold
5, Royal Gardens, Grimsby DN33 2BN	DN33 2BN	DN33 2	07/07/2023	229950	237631	TRUE	Bungalow	Detached	64	3592.97	3712.98	Freehold
2, Royal Gardens, Grimsby DN33 2BN	DN33 2BN	DN33 2	15/12/2023	249950	261474	TRUE	Bungalow	Detached	70	3570.71	3735.34	Freehold
143, Waltham Road, Grimsby DN33 2NG	DN33 2NG	DN33 2	29/11/2024	230000	237781	FALSE	Bungalow	Semi_Detach	63	3650.79	3774.3	Freehold
17, Bowfell Gardens, Grimsby DN33 2EQ	DN33 2EQ	DN33 2	17/10/2024	134950	139933	TRUE	Bungalow	Semi_Detach	37	3647.3	3781.97	Freehold
11, Williams Way, Grimsby DN33 2DT	DN33 2DT	DN33 2	12/03/2026	220000	218111	FALSE	Bungalow	Semi_Detach	57	3859.65	3826.51	Freehold
1, Kings Park Road, Grimsby DN33 2DR	DN33 2DR	DN33 2	23/05/2022	244950	259165	TRUE	Bungalow	Detached	67	3655.97	3868.13	Freehold
6, Royal Gardens, Grimsby DN33 2BN	DN33 2BN	DN33 2	25/09/2024	239000	247735	FALSE	Bungalow	Detached	64	3734.38	3870.86	Freehold
6, Kings Park Road, Grimsby DN33 2DR	DN33 2DR	DN33 2	27/05/2022	220495	233291	TRUE	Bungalow	Detached	60	3674.92	3888.18	Freehold
2, Kings Park Road, Grimsby DN33 2DR	DN33 2DR	DN33 2	04/01/2023	233450	238352	TRUE	Bungalow	Detached	60	3890.83	3972.53	Freehold
10, Williams Way, Grimsby DN33 2DT	DN33 2DT	DN33 2	05/12/2022	224950	229140	TRUE	Bungalow	Semi_Detach	57	3946.49	4020	Freehold
53, Williams Way, Grimsby DN33 2DT	DN33 2DT	DN33 2	28/11/2022	264950	263916	TRUE	Bungalow	Detached	57	4648.25	4630.11	Freehold
42, Waltham Road, Grimsby DN33 2LX	DN33 2LX	DN33 2	07/06/2024	500000	523279	FALSE	House	Other	104	4807.69	5031.53	Freehold
		DN33 2 Average							92.8465116	2546.1607	2621.06442	
8, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	26/01/2024	132474	142014	TRUE	House	Terraced	84	1577.07	1690.64	Freehold
6, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	26/01/2024	132474	142014	TRUE	House	Terraced	84	1577.07	1690.64	Freehold
69, Windermere Avenue, Grimsby DN33 3DB	DN33 3DB	DN33 3	20/12/2024	150000	152346	FALSE	House	Semi_Detach	88	1704.55	1731.2	Freehold
47, Southwold Crescent, Grimsby DN33 3AH	DN33 3AH	DN33 3	17/06/2022	134000	142043	FALSE	House	Terraced	82	1634.15	1732.23	Freehold
70, Mendip Avenue, Grimsby DN33 3AN	DN33 3AN	DN33 3	26/07/2024	135000	140670	FALSE	House	Terraced	81	1666.67	1736.67	Freehold
36, Mordaunt Avenue, Grimsby DN33 3EH	DN33 3EH	DN33 3	13/10/2023	342000	346411	FALSE	House	Detached	199	1718.59	1740.76	Freehold
5, Walesby Close, Grimsby DN33 3HQ	DN33 3HQ	DN33 3	31/08/2023	135000	139970	FALSE	House	Terraced	80	1687.5	1749.63	Freehold
27, Pennistone Place, Scartho Top, Grimsby DN33 3SS	DN33 3SS	DN33 3	23/03/2023	67000	68414	FALSE	House	Flat	39	1717.95	1754.21	Leasehold
66, Pennistone Place, Scartho Top, Grimsby DN33 3SS	DN33 3SS	DN33 3	04/04/2025	132000	131613	FALSE	House	Detached	75	1760	1754.84	Freehold
38, Lilac Court, Grimsby DN33 3LR	DN33 3LR	DN33 3	20/03/2023	110000	112321	FALSE	House	Flat	64	1718.75	1755.02	Leasehold
13, Vincent Road, Grimsby DN33 3SF	DN33 3SF	DN33 3	17/01/2022	185000	200090	FALSE	House	Detached	114	1622.81	1755.18	Freehold
19, Fallowfield Road, Grimsby DN33 3HE	DN33 3HE	DN33 3	24/02/2022	180000	198535	FALSE	House	Semi_Detach	113	1592.92	1756.95	Freehold
117, Worlaby Road, Grimsby DN33 3JR	DN33 3JR	DN33 3	02/10/2025	157500	162183	FALSE	Bungalow	Semi_Detach	92	1711.96	1762.86	Freehold
9, Tonbridge Walk, Grimsby DN33 3AT	DN33 3AT	DN33 3	12/01/2026	148000	146454	FALSE	House	Terraced	83	1783.13	1764.51	Freehold
65, Wren Crescent, Scartho Top, Grimsby DN33 3RA	DN33 3RA	DN33 3	29/02/2024	335000	352977	FALSE	House	Detached	200	1675	1764.88	Freehold
7, Paynter Walk, Scartho Top, Grimsby DN33 3SU	DN33 3SU	DN33 3	15/11/2024	210000	215487	FALSE	House	Detached	122	1721.31	1766.29	Freehold
18, Mendip Avenue, Grimsby DN33 3AA	DN33 3AA	DN33 3	23/02/2024	135000	144871	FALSE	House	Terraced	82	1646.34	1766.72	Freehold
4, Lilac Court, Grimsby DN33 3LR	DN33 3LR	DN33 3	05/08/2025	99950	102491	FALSE	House	Flat	58	1723.28	1767.09	Leasehold
9, Harrow Lane, Scartho Top, Grimsby DN33 3TQ	DN33 3TQ	DN33 3	09/02/2022	160000	176985	FALSE	House	Terraced	100	1600	1769.85	Freehold
16, Mendip Avenue, Grimsby DN33 3AA	DN33 3AA	DN33 3	12/09/2025	130000	136967	FALSE	House	Terraced	77	1688.31	1778.79	Freehold
57, Ancaster Avenue, Grimsby DN33 3LH	DN33 3LH	DN33 3	10/01/2025	205000	208206	FALSE	House	Semi_Detach	117	1752.14	1779.54	Freehold
41, Mendip Avenue, Grimsby DN33 3AE	DN33 3AE	DN33 3	28/02/2025	141500	144410	FALSE	House	Terraced	81	1746.91	1782.84	Freehold
70, Pasture Lane, Scartho Top, Grimsby DN33 3TF	DN33 3TF	DN33 3	14/03/2025	230000	230451	FALSE	House	Detached	129	1782.95	1786.44	Freehold
15, Allestree Drive, Grimsby DN33 3DX	DN33 3DX	DN33 3	14/08/2024	190000	196820	FALSE	House	Semi_Detach	110	1727.27	1789.27	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
68, Mendip Avenue, Grimsby DN33 3AN	DN33 3AN	DN33 3	17/11/2025	157000	158829	FALSE	House	Terraced	88	1784.09	1804.88	Freehold
7, Vincent Road, Grimsby DN33 3SF	DN33 3SF	DN33 3	07/03/2025	177000	177347	FALSE	House	Detached	98	1806.12	1809.66	Freehold
22, The Oval, Grimsby DN33 3NN	DN33 3NN	DN33 3	17/11/2023	158000	164821	FALSE	House	Semi_Detach	91	1736.26	1811.22	Freehold
15, Pasture Lane, Scartho Top, Grimsby DN33 3TF	DN33 3TF	DN33 3	11/02/2022	260000	280613	FALSE	House	Detached	154	1688.31	1822.16	Freehold
64, Allestree Drive, Grimsby DN33 3DX	DN33 3DX	DN33 3	03/12/2025	197000	196811	FALSE	House	Semi_Detach	108	1824.07	1822.32	Freehold
21, Fairfield Road, Grimsby DN33 3DR	DN33 3DR	DN33 3	05/09/2023	170000	175055	FALSE	House	Semi_Detach	96	1770.83	1823.49	Freehold
47, Mendip Avenue, Grimsby DN33 3AE	DN33 3AE	DN33 3	13/11/2025	142500	144160	FALSE	House	Terraced	79	1803.8	1824.81	Freehold
35, Southwold Crescent, Grimsby DN33 3AF	DN33 3AF	DN33 3	08/08/2025	141500	150019	FALSE	House	Semi_Detach	82	1725.61	1829.5	Freehold
33, Lavenham Road, Grimsby DN33 3EU	DN33 3EU	DN33 3	22/09/2025	205000	216458	FALSE	Bungalow	Semi_Detach	118	1737.29	1834.39	Freehold
76, Southwold Crescent, Grimsby DN33 3AH	DN33 3AH	DN33 3	01/07/2024	125000	130250	FALSE	House	Terraced	71	1760.56	1834.51	Freehold
6, Bayons Avenue, Grimsby DN33 3LN	DN33 3LN	DN33 3	11/03/2024	130000	137827	FALSE	House	Semi_Detach	75	1733.33	1837.69	Freehold
35, Pennistone Place, Scartho Top, Grimsby DN33 3SS	DN33 3SS	DN33 3	29/02/2024	84500	84675	FALSE	House	Flat	46	1836.96	1840.76	Leasehold
80, Mendip Avenue, Grimsby DN33 3AN	DN33 3AN	DN33 3	10/10/2025	147500	151886	FALSE	House	Semi_Detach	82	1798.78	1852.27	Freehold
70, Worlaby Road, Grimsby DN33 3JP	DN33 3JP	DN33 3	16/06/2023	157000	163123	FALSE	House	Semi_Detach	88	1784.09	1853.67	Leasehold
80, Southwold Crescent, Grimsby DN33 3AH	DN33 3AH	DN33 3	16/12/2022	155000	157887	FALSE	House	Semi_Detach	85	1823.53	1857.49	Freehold
8a, Windermere Avenue, Grimsby DN33 3DZ	DN33 3DZ	DN33 3	10/07/2023	172500	181038	FALSE	Bungalow	Semi_Detach	97	1778.35	1866.37	Freehold
6a, Bulwick Avenue, Grimsby DN33 3BH	DN33 3BH	DN33 3	01/03/2024	230000	241099	FALSE	Bungalow	Detached	129	1782.95	1868.98	Freehold
20, Lavenham Road, Grimsby DN33 3EX	DN33 3EX	DN33 3	10/07/2023	155000	162672	FALSE	House	Semi_Detach	87	1781.61	1869.79	Freehold
68, Bridges Close, Scartho Top, Grimsby DN33 3FS	DN33 3FS	DN33 3	30/12/2024	195840	198903	TRUE	House	Semi_Detach	106	1847.55	1876.44	Freehold
2, Spall Close, Scartho Top, Grimsby DN33 3GL	DN33 3GL	DN33 3	23/01/2026	262000	259207	FALSE	House	Detached	138	1898.55	1878.31	Freehold
11, Briar Lane, Grimsby DN33 3LS	DN33 3LS	DN33 3	28/10/2022	115000	116793	FALSE	House	Terraced	62	1854.84	1883.76	Leasehold
30, Heimdall Road, Scartho Top, Grimsby DN33 3RG	DN33 3RG	DN33 3	31/03/2025	205000	205402	FALSE	House	Detached	109	1880.73	1884.42	Freehold
7, Wicklow Avenue, Grimsby DN33 3AR	DN33 3AR	DN33 3	31/05/2022	126000	135803	FALSE	House	Semi_Detach	72	1750	1886.15	Freehold
113, Worlaby Road, Grimsby DN33 3JR	DN33 3JR	DN33 3	07/01/2025	190000	192972	FALSE	Bungalow	Semi_Detach	102	1862.75	1891.88	Freehold
50, Southwold Crescent, Grimsby DN33 3AH	DN33 3AH	DN33 3	30/08/2024	137000	141917	FALSE	House	Semi_Detach	75	1826.67	1892.23	Freehold
11, Fairfield Road, Grimsby DN33 3DR	DN33 3DR	DN33 3	16/12/2022	173000	176223	FALSE	House	Semi_Detach	93	1860.22	1894.87	Freehold
6, Gill Court, Scartho Top, Grimsby DN33 3SH	DN33 3SH	DN33 3	17/03/2025	167000	167328	FALSE	House	Detached	88	1897.73	1901.45	Freehold
26, Pasture Lane, Scartho Top, Grimsby DN33 3TF	DN33 3TF	DN33 3	21/10/2022	255000	255000	FALSE	House	Detached	134	1902.99	1902.99	Freehold
38, Fenwick Road, Scartho Top, Grimsby DN33 3SJ	DN33 3SJ	DN33 3	29/11/2024	208000	215229	FALSE	House	Terraced	113	1840.71	1904.68	Freehold
6, Amberley Close, Scartho Top, Grimsby DN33 3TJ	DN33 3TJ	DN33 3	30/01/2026	133000	131611	FALSE	House	Terraced	69	1927.54	1907.41	Freehold
1, Mendip Avenue, Grimsby DN33 3AB	DN33 3AB	DN33 3	28/02/2023	148000	158691	FALSE	House	Semi_Detach	83	1783.13	1911.94	Freehold
5, Mendip Avenue, Grimsby DN33 3AB	DN33 3AB	DN33 3	24/05/2024	157000	165272	FALSE	House	Semi_Detach	86	1825.58	1921.77	Freehold
40, Hampstead Park, Scartho Top, Grimsby DN33 3RW	DN33 3RW	DN33 3	18/02/2026	269950	265273	FALSE	House	Detached	138	1956.16	1922.27	Freehold
9, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	29/11/2024	171000	176943	TRUE	House	Terraced	92	1858.7	1923.29	Freehold
38, Fairfield Avenue, Grimsby DN33 3DS	DN33 3DS	DN33 3	14/06/2024	165000	173167	FALSE	House	Semi_Detach	90	1833.33	1924.08	Freehold
43, Southwold Crescent, Grimsby DN33 3AH	DN33 3AH	DN33 3	09/06/2023	128000	134723	FALSE	House	Terraced	70	1828.57	1924.61	Freehold
65, Fallowfield Road, Grimsby DN33 3HD	DN33 3HD	DN33 3	31/05/2024	120000	127073	FALSE	House	Terraced	66	1818.18	1925.35	Freehold
5, Southwold Crescent, Grimsby DN33 3AF	DN33 3AF	DN33 3	13/02/2023	145500	156011	FALSE	House	Semi_Detach	81	1796.3	1926.06	Freehold
24, Pasture Lane, Scartho Top, Grimsby DN33 3TF	DN33 3TF	DN33 3	17/11/2025	255000	256255	FALSE	House	Detached	133	1917.29	1926.73	Freehold
8, Mendip Avenue, Grimsby DN33 3AA	DN33 3AA	DN33 3	28/11/2025	145000	146552	FALSE	House	Semi_Detach	76	1907.89	1928.32	Freehold
6, Brock Close, Scartho Top, Grimsby DN33 3RE	DN33 3RE	DN33 3	25/04/2025	240000	239297	FALSE	House	Detached	124	1935.48	1929.81	Freehold
55, Ancaster Avenue, Grimsby DN33 3LH	DN33 3LH	DN33 3	02/10/2025	150000	154460	FALSE	House	Semi_Detach	80	1875	1930.75	Freehold
34, Belgrave Road, Scartho Top, Grimsby DN33 3RS	DN33 3RS	DN33 3	18/08/2023	120000	123690	FALSE	House	Semi_Detach	64	1875	1932.66	Freehold
13, Lavenham Road, Grimsby DN33 3EU	DN33 3EU	DN33 3	20/01/2022	168000	181703	FALSE	House	Detached	94	1787.23	1933.01	Freehold
2, Chiltern Way, Grimsby DN33 3AQ	DN33 3AQ	DN33 3	28/02/2025	150000	152794	FALSE	House	Semi_Detach	79	1898.73	1934.1	Freehold
41, Fairfield Avenue, Grimsby DN33 3DS	DN33 3DS	DN33 3	19/06/2025	125000	131586	FALSE	Bungalow	Semi_Detach	68	1838.24	1935.09	Freehold
11, Allestree Drive, Grimsby DN33 3DX	DN33 3DX	DN33 3	11/10/2024	175500	181981	FALSE	House	Semi_Detach	94	1867.02	1935.97	Freehold
21, Fenwick Road, Scartho Top, Grimsby DN33 3SJ	DN33 3SJ	DN33 3	03/06/2024	287000	300233	FALSE	House	Detached	155	1851.61	1936.99	Freehold
48, Brookfield Road, Grimsby DN33 3JL	DN33 3JL	DN33 3	31/03/2025	166000	167288	FALSE	House	Semi_Detach	86	1930.23	1945.21	Freehold
1, Orford Mews, Scartho Top, Grimsby DN33 3TH	DN33 3TH	DN33 3	15/08/2025	200000	210950	FALSE	House	Detached	108	1851.85	1953.24	Freehold
11, Rinovia Drive, Scartho Top, Grimsby DN33 3GE	DN33 3GE	DN33 3	05/06/2024	215000	224913	FALSE	House	Detached	115	1869.57	1955.77	Freehold
73, Mendip Avenue, Grimsby DN33 3AL	DN33 3AL	DN33 3	10/05/2022	150000	161670	FALSE	House	Semi_Detach	82	1829.27	1971.59	Freehold
75, Windermere Avenue, Grimsby DN33 3DB	DN33 3DB	DN33 3	04/07/2025	165000	177653	FALSE	House	Semi_Detach	90	1833.33	1973.92	Freehold
3, Walsh Gardens, Scartho Top, Grimsby DN33 3SB	DN33 3SB	DN33 3	01/04/2026	268500	264612	FALSE	House	Detached	134	2003.73	1974.72	Freehold
5, Bridges Close, Scartho Top, Grimsby DN33 3FS	DN33 3FS	DN33 3	30/12/2024	241920	243111	TRUE	House	Detached	123	1966.83	1976.51	Freehold
1, Stockham Court, Scartho Top, Grimsby DN33 3SZ	DN33 3SZ	DN33 3	07/10/2024	225000	231578	FALSE	House	Detached	117	1923.08	1979.3	Freehold
58, Bridges Close, Scartho Top, Grimsby DN33 3FS	DN33 3FS	DN33 3	30/12/2024	222720	223816	TRUE	House	Detached	113	1970.97	1980.67	Freehold
48, Boundary Road, Grimsby DN33 3BD	DN33 3BD	DN33 3	10/06/2025	160000	168430	FALSE	House	Semi_Detach	85	1882.35	1981.53	Freehold
96, Worlaby Road, Grimsby DN33 3JP	DN33 3JP	DN33 3	07/10/2024	172000	178351	FALSE	House	Semi_Detach	90	1911.11	1981.68	Freehold
26, The Oval, Grimsby DN33 3NN	DN33 3NN	DN33 3	28/08/2024	147500	152794	FALSE	House	Semi_Detach	77	1915.58	1984.34	Freehold
82, Sheldon Road, Scartho Top, Grimsby DN33 3GB	DN33 3GB	DN33 3	14/03/2022	155000	170729	FALSE	House	Terraced	86	1802.33	1985.22	Freehold
8, Tillering Lane, Scartho Top, Grimsby DN33 3TS	DN33 3TS	DN33 3	19/01/2024	274000	286047	FALSE	House	Detached	144	1902.78	1986.44	Freehold
7, Pasture Lane, Scartho Top, Grimsby DN33 3TF	DN33 3TF	DN33 3	16/10/2025	260000	266259	FALSE	House	Detached	134	1940.3	1987.01	Freehold
17, Lilac Court, Grimsby DN33 3LR	DN33 3LR	DN33 3	14/08/2025	126000	129203	FALSE	House	Flat	65	1938.46	1987.74	Leasehold
11, Lancer Court, Scartho Top, Grimsby DN33 3SY	DN33 3SY	DN33 3	07/03/2025	242500	242976	FALSE	House	Detached	122	1987.7	1991.61	Freehold
25, Odin Court, Scartho Top, Grimsby DN33 3RH	DN33 3RH	DN33 3	26/01/2022	256500	277422	FALSE	House	Detached	139	1845.32	1995.84	Freehold
46, Wren Crescent, Scartho Top, Grimsby DN33 3RB	DN33 3RB	DN33 3	19/05/2023	136000	143894	FALSE	House	Semi_Detach	72	1888.89	1998.53	Freehold
21, Vincent Road, Grimsby DN33 3SF	DN33 3SF	DN33 3	04/10/2024	270000	277893	FALSE	House	Detached	139	1942.45	1999.23	Freehold
8, Heimdall Road, Scartho Top, Grimsby DN33 3RG	DN33 3RG	DN33 3	31/10/2022	230000	230000	FALSE	House	Detached	115	2000	2000	Freehold
1, Fenwick Court, Scartho Top, Grimsby DN33 3TA	DN33 3TA	DN33 3	12/08/2025	296000	312207	FALSE	House	Detached	156	1897.44	2001.33	Freehold
25, Caspian Crescent, Scartho Top, Grimsby DN33 3RZ	DN33 3RZ	DN33 3	05/04/2024	202000	214380	FALSE	House	Semi_Detach	107	1887.85	2003.55	Freehold
48, Pennistone Place, Scartho Top, Grimsby DN33 3SS	DN33 3SS	DN33 3	24/11/2025	163000	164744	FALSE	House	Semi_Detach	82	1987.8	2009.07	Freehold
8a, Rydal Avenue, Grimsby DN33 3EL	DN33 3EL	DN33 3	26/06/2025	231000	243170	FALSE	House	Semi_Detach	121	1909.09	2009.67	Freehold
33, Belgrave Road, Scartho Top, Grimsby DN33 3RS	DN33 3RS	DN33 3	09/09/2022	166000	167126	FALSE	House	Semi_Detach	83	2000	2013.57	Freehold
1, Walesby Close, Grimsby DN33 3HQ	DN33 3HQ	DN33 3	30/01/2025	165000	167581	FALSE	House	Semi_Detach	83	1987.95	2019.05	Freehold
42, Sheldon Road, Scartho Top, Grimsby DN33 3GB	DN33 3GB	DN33 3	04/10/2024	148000	153465	FALSE	House	Semi_Detach	76	1947.37	2019.28	Freehold
29, Southwold Crescent, Grimsby DN33 3AF	DN33 3AF	DN33 3	31/05/2024	145000	153547	FALSE	House	Terraced	76	1907.89	2020.36	Freehold
60, Bridges Close, Scartho Top, Grimsby DN33 3FS	DN33 3FS	DN33 3	30/12/2024	253440	254687	TRUE	House	Detached	126	2011.43	2021.33	Freehold
62, Bridges Close, Scartho Top, Grimsby DN33 3FS	DN33 3FS	DN33 3	30/12/2024	253440	254687	TRUE	House	Detached	126	2011.43	2021.33	Freehold
11, Odin Court, Scartho Top, Grimsby DN33 3RH	DN33 3RH	DN33 3	17/03/2025	218000	218428	FALSE	House	Detached	108	2018.52	2022.48	Freehold
36, Bridges Close, Scartho Top, Grimsby DN33 3FS	DN33 3FS	DN33 3	18/12/2024	207360	208380	TRUE	House	Detached	103	2013.2	2023.11	Freehold
20, Wren Crescent, Scartho Top, Grimsby DN33 3RB	DN33 3RB	DN33 3	05/07/2024	205000	213359	FALSE	House	Detached	105	1952.38	2031.99	Freehold
1, Emfield Road, Grimsby DN33 3BW	DN33 3BW	DN33 3	09/10/2023	180000	184985	FALSE	Bungalow	Semi_Detach	91	1978.02	2032.8	Freehold
7, Trefoil Close, Grimsby DN33 3BB	DN33 3BB	DN33 3	08/07/2022	155000	158654	FALSE	House	Terraced	78	1987.18	2034.03	Freehold
5, Pasture Lane, Scartho Top, Grimsby DN33 3TF	DN33 3TF	DN33 3	05/09/2022	180000	181221	FALSE	House	Semi_Detach	89	2022.47	2036.19	Freehold
33, Hampstead Park, Scartho Top, Grimsby DN33 3RW	DN33 3RW	DN33 3	14/06/2024	185000	193530	FALSE	House	Detached	95	1947.37	2037.16	Freehold
94, Worlaby Road, Grimsby DN33 3JP	DN33 3JP	DN33 3	12/01/2026	160000	158929	FALSE	House	Semi_Detach	78	2051.28	2037.55	Freehold
74, Bridges Close, Scartho Top, Grimsby DN33 3FS	DN33 3FS	DN33 3	30/12/2024	249600	250828	TRUE	House	Detached	123	2029.27	2039.25	Freehold
7, Bridges Close, Scartho Top, Grimsby DN33 3FS	DN33 3FS	DN33 3	30/12/2024	249600	250828	TRUE	House	Detached	123	2029.27	2039.25	Freehold
48, Southwold Crescent, Grimsby DN33 3AF	DN33 3AF	DN33 3	02/02/2026	168500	165327	FALSE	House	Terraced	81	2080.25	2041.07	Freehold
46, Fenwick Road, Scartho Top, Grimsby DN33 3SJ	DN33 3SJ	DN33 3	04/08/2023	207250	210340	FALSE	House	Detached	103	2012.14	2042.14	Freehold
27, Ancaster Avenue, Grimsby DN33 3LH	DN33 3LH	DN33 3	19/06/2024	150000	157424	FALSE	House	Semi_Detach	77	1948.05	2044.47	Freehold
14, Vincent Road, Grimsby DN33 3SF	DN33 3SF	DN33 3	20/12/2023	178000	186207	FALSE	House	Detached	91	1956.04	2046.23	Freehold
33, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	20/12/2024	185000	188436	TRUE	House	Terraced	92	2010.87	2048.22	Freehold
8, Stockham Court, Scartho Top, Grimsby DN33 3SZ	DN33 3SZ	DN33 3	23/08/2024	226000	233549	FALSE	House	Detached	114	1982.46	2048.68	Freehold
24, Quantock Road, Grimsby DN33 3AU	DN33 3AU	DN33 3	22/09/2022	175000	176187	FALSE	House	Semi_Detach	86	2034.88	2048.69	Freehold
66, Pasture Lane, Scartho Top, Grimsby DN33 3TF	DN33 3TF	DN33 3	25/11/2025	255000	256255	FALSE	House	Detached	125	2040	2050.04	Freehold
27, Buckingham Grove, Scartho Top, Grimsby DN33 3R	DN33 3RR	DN33 3	18/03/2024	115000	123029	FALSE	House	Terraced	60	1916.67	2050.48	Freehold
39, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	06/12/2024	157500	159963	FALSE	House	Semi_Detach	78	2019.23	2050.81	Freehold
67, Allestree Drive, Grimsby DN33 3DX	DN33 3DX	DN33 3	26/06/2025	350000	363161	FALSE	House	Detached	177	1977.4	2051.76	Freehold
24, Pennistone Place, Scartho Top, Grimsby DN33 3SS	DN33 3SS	DN33 3	15/12/2025	148000	147858	FALSE	House	Semi_Detach	72	2055.56	2053.58	Freehold
11, Lilac Court, Grimsby DN33 3LR	DN33 3LR	DN33 3	08/03/2024	136500	135659	FALSE	Bungalow	Flat	66	2068.18	2055.44	Leasehold
5, Bluebell Road, Grimsby DN33 3AY	DN33 3AY	DN33 3	16/01/2023	290000	296090	FALSE	House	Detached	144	2013.89	2056.18	Freehold
28, Brookfield Road, Grimsby DN33 3LA	DN33 3LA	DN33 3	10/04/2024	172500	183072	FALSE	House	Semi_Detach	89	1938.2	2056.99	Freehold
28, Buckingham Grove, Scartho Top, Grimsby DN33 3R	DN33 3RR	DN33 3	10/10/2025	120000	123435	FALSE	House	Terraced	60	2000	2057.25	Freehold
76, Sheldon Road, Scartho Top, Grimsby DN33 3GB	DN33 3GB	DN33 3	29/08/2025	136000	144016	FALSE	House	Terraced	70	1942.86	2057.37	Freehold
11, Emfield Grove, Grimsby DN33 3BS	DN33 3BS	DN33 3	10/07/2023	149000	156375	FALSE	House	Semi_Detach	76	1960.53	2057.57	Freehold
7, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	28/06/2024	180500	189598	TRUE	House	Terraced	92	1961.96	2060.85	Freehold
4, Ancaster Avenue, Grimsby DN33 3LJ	DN33 3LJ	DN33 3	18/11/2022	180000	179298	FALSE	House	Detached	87	2068.97	2060.9	Freehold
81, Brookfield Road, Grimsby DN33 3JN	DN33 3JN	DN33 3	11/08/2023	156000	160798	FALSE	House	Semi_Detach	78	2000	2061.51	Freehold
112, Sheldon Road, Scartho Top, Grimsby DN33 3GB	DN33 3GB	DN33 3	07/11/2025	228000	229122	FALSE	House	Detached	111	2054.05	2064.16	Freehold
1, Berkeley Court, Scartho Top, Grimsby DN33 3TB	DN33 3TB	DN33 3	10/01/2025	280000	281101	FALSE	House	Detached	136	2058.82	2066.92	Freehold
29, Vincent Road, Grimsby DN33 3SF	DN33 3SF	DN33 3	23/06/2022	175000	181950	FALSE	House	Detached	88	1988.64	2067.61	Freehold
21, Springfield Grange, Oatfield Close, Grimsby DN33 3I	DN33 3PB	DN33 3	20/01/2026	140000	138538	FALSE	House	Terraced	67	2089.55	2067.73	Freehold
46, Mendip Avenue, Grimsby DN33 3AN	DN33 3AN	DN33 3	25/04/2024	155000	165482	FALSE	House	Terraced	80	1937.5	2068.53	Freehold
4, Bellflower Road, Grimsby DN33 3AZ	DN33 3AZ	DN33 3	03/09/2025	280000	294115	FALSE	House	Detached	142	1971.83	2071.23	Freehold
19, Utgard Way, Grimsby DN33 3RL	DN33 3RL	DN33 3	25/03/2024	135000	143128	FALSE	House	Semi_Detach	69	1956.52	2074.32	Freehold
4, Rosemallow Close, Grimsby DN33 3EN	DN33 3EN	DN33 3	18/05/2023	148500	159852	FALSE	House	Terraced	77	1928.57	2076	Freehold
26, Sagefield Close, Grimsby DN33 3PD	DN33 3PD	DN33 3	12/09/2025	275000	288863	FALSE	House	Detached	139	1978.42	2078.15	Freehold
83, Emfield Road, Grimsby DN33 3BY	DN33 3BY	DN33 3	28/06/2024	153000	160054	FALSE	Bungalow	Detached	77	1987.01	2078.62	Freehold
2, Emfield Grove, Grimsby DN33 3BS	DN33 3BS	DN33 3	29/02/2024	177500	189345	FALSE	Bungalow	Semi_Detach	91	1950.55	2080.71	Freehold
7, Bytham Close, Scartho Top, Grimsby DN33 3TL	DN33 3TL	DN33 3	21/01/2022	134995	146006	TRUE	House	Detached	70	1928.5	2085.8	Freehold
28, Southwold Crescent, Grimsby DN33 3AF	DN33 3AF	DN33 3	08/08/2022	165000	166922	FALSE	House	Terraced	80	2062.5	2086.53	Freehold
12a, Larden Avenue, Grimsby DN33 3HU	DN33 3HU	DN33 3	24/07/2025	235000	250716	FALSE	House	Detached	120	1958.33	2089.3	Freehold
79, Fenwick Road, Scartho Top, Grimsby DN33 3ST	DN33 3ST	DN33 3	04/07/2022	279950	282440	TRUE	House	Detached	135	2073.7	2092.15	Freehold
3, Sheldon Road, Scartho Top, Grimsby DN33 3GA	DN33 3GA	DN33 3	01/03/2022	142500	156961	FALSE	House	Terraced	75	1900	2092.81	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
18, Windermere Avenue, Grimsby DN33 3DG	DN33 3DG	DN33 3	28/01/2022	154950	171634	FALSE	House	Semi_Detach	82	1889.63	2093.1	Freehold
1, Amberley Close, Scartho Top, Grimsby DN33 3TJ	DN33 3TJ	DN33 3	31/08/2023	285000	289250	FALSE	House	Detached	138	2065.22	2096.01	Freehold
36, Windermere Avenue, Grimsby DN33 3DD	DN33 3DD	DN33 3	29/08/2023	175000	180382	FALSE	Bungalow	Semi_Detach	86	2034.88	2097.47	Freehold
31, Hampstead Park, Scartho Top, Grimsby DN33 3RW	DN33 3RW	DN33 3	24/05/2024	273000	285295	FALSE	House	Detached	136	2007.35	2097.76	Freehold
3, Bridges Close, Scartho Top, Grimsby DN33 3FS	DN33 3FS	DN33 3	30/12/2024	215040	216098	TRUE	House	Detached	103	2087.77	2098.04	Freehold
8, Primrose Avenue, Grimsby DN33 3ET	DN33 3ET	DN33 3	06/06/2024	139995	146924	TRUE	House	Semi_Detach	70	1999.93	2098.91	Freehold
39, Sheldon Road, Scartho Top, Grimsby DN33 3GA	DN33 3GA	DN33 3	19/06/2025	177500	186852	FALSE	House	Semi_Detach	89	1994.38	2099.46	Freehold
67, Wren Crescent, Scartho Top, Grimsby DN33 3RA	DN33 3RA	DN33 3	08/08/2025	235000	247867	FALSE	House	Detached	118	1991.53	2100.57	Freehold
31, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	20/12/2024	190000	193529	TRUE	House	Terraced	92	2065.22	2103.58	Freehold
88, Fallowfield Road, Grimsby DN33 3HB	DN33 3HB	DN33 3	23/05/2024	194000	204221	FALSE	House	Semi_Detach	97	2000	2105.37	Freehold
44, Worlaby Road, Grimsby DN33 3JT	DN33 3JT	DN33 3	25/10/2024	165000	171093	FALSE	House	Semi_Detach	81	2037.04	2112.26	Freehold
38, Worlaby Road, Grimsby DN33 3JT	DN33 3JT	DN33 3	30/09/2022	170000	171153	FALSE	House	Semi_Detach	81	2098.77	2113	Freehold
37, Lavenham Road, Grimsby DN33 3EU	DN33 3EU	DN33 3	23/06/2022	170000	179685	FALSE	Bungalow	Semi_Detach	85	2000	2113.94	Freehold
14, Caspian Crescent, Scartho Top, Grimsby DN33 3RZ	DN33 3RZ	DN33 3	16/04/2022	230000	247450	FALSE	House	Detached	117	1965.81	2114.96	Freehold
9, Allestree Drive, Grimsby DN33 3DX	DN33 3DX	DN33 3	28/03/2025	321000	321630	FALSE	House	Detached	152	2111.84	2115.99	Freehold
12, Patchett Close, Scartho Top, Grimsby DN33 3SA	DN33 3SA	DN33 3	31/03/2025	188000	188369	FALSE	House	Detached	89	2112.36	2116.51	Freehold
2, Ancaster Avenue, Grimsby DN33 3LJ	DN33 3LJ	DN33 3	27/06/2025	181000	190536	FALSE	House	Semi_Detach	90	2011.11	2117.07	Freehold
90, Sheldon Road, Scartho Top, Grimsby DN33 3GB	DN33 3GB	DN33 3	16/12/2022	185000	188446	FALSE	House	Semi_Detach	89	2078.65	2117.37	Freehold
10, Heimdall Road, Scartho Top, Grimsby DN33 3RG	DN33 3RG	DN33 3	07/11/2025	215000	216058	FALSE	House	Detached	102	2107.84	2118.22	Freehold
12, Primrose Avenue, Scartho Top, Grimsby DN33 3ET	DN33 3ET	DN33 3	05/12/2024	196502	197469	TRUE	House	Detached	93	2112.92	2123.32	Freehold
35, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	20/12/2024	192000	195566	TRUE	House	Terraced	92	2086.96	2125.72	Freehold
6, Sandgate Close, Scartho Top, Grimsby DN33 3TD	DN33 3TD	DN33 3	23/07/2025	158000	170116	FALSE	House	Semi_Detach	80	1975	2126.45	Freehold
25, Bellflower Road, Grimsby DN33 3AZ	DN33 3AZ	DN33 3	27/07/2023	280000	289352	FALSE	House	Detached	136	2058.82	2127.59	Freehold
21, Pasture Lane, Scartho Top, Grimsby DN33 3TF	DN33 3TF	DN33 3	16/08/2022	184950	187293	FALSE	House	Semi_Detach	88	2101.7	2128.33	Freehold
92, Worlaby Road, Grimsby DN33 3JP	DN33 3JP	DN33 3	02/02/2023	155000	166197	FALSE	House	Semi_Detach	78	1987.18	2130.73	Freehold
12, Odin Court, Scartho Top, Grimsby DN33 3RH	DN33 3RH	DN33 3	06/06/2024	275000	287679	FALSE	House	Detached	135	2037.04	2130.96	Freehold
5, Bulwick Avenue, Grimsby DN33 3BH	DN33 3BH	DN33 3	31/05/2022	295000	317951	FALSE	House	Semi_Detach	149	1979.87	2133.9	Freehold
6, Vincent Road, Grimsby DN33 3SF	DN33 3SF	DN33 3	09/01/2026	205000	202815	FALSE	House	Detached	95	2157.89	2134.89	Freehold
6, Aldred Gardens, Scartho Top, Grimsby DN33 3SD	DN33 3SD	DN33 3	18/05/2022	220000	232767	FALSE	House	Detached	109	2018.35	2135.48	Freehold
37, Sheldon Road, Scartho Top, Grimsby DN33 3GA	DN33 3GA	DN33 3	18/11/2022	187500	190061	FALSE	House	Semi_Detach	89	2106.74	2135.52	Freehold
3, Primrose Avenue, Scartho Top, Grimsby DN33 3ET	DN33 3ET	DN33 3	05/12/2024	244446	245649	TRUE	House	Detached	115	2125.62	2136.08	Freehold
6, Kiddier Avenue, Grimsby DN33 3DA	DN33 3DA	DN33 3	04/11/2022	178000	177305	FALSE	Bungalow	Detached	83	2144.58	2136.2	Freehold
1, Primrose Avenue, Scartho Top, Grimsby DN33 3ET	DN33 3ET	DN33 3	16/01/2025	212804	213641	TRUE	House	Detached	100	2128.04	2136.41	Freehold
32, Pasture Lane, Scartho Top, Grimsby DN33 3TF	DN33 3TF	DN33 3	24/08/2022	189950	192357	FALSE	House	Semi_Detach	90	2110.56	2137.3	Freehold
6, Windlesham Avenue, Grimsby DN33 3HW	DN33 3HW	DN33 3	31/03/2022	145000	158417	FALSE	House	Semi_Detach	74	1959.46	2140.77	Freehold
6, Trefoil Close, Grimsby DN33 3BB	DN33 3BB	DN33 3	04/08/2023	185000	190689	FALSE	House	Semi_Detach	89	2078.65	2142.57	Freehold
22, Buckingham Grove, Scartho Top, Grimsby DN33 3R	DN33 3RR	DN33 3	19/08/2022	125000	126456	FALSE	House	Terraced	59	2118.64	2143.32	Freehold
3, Bellflower Road, Grimsby DN33 3AZ	DN33 3AZ	DN33 3	14/03/2025	267500	268025	FALSE	House	Detached	125	2140	2144.2	Freehold
23, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	16/01/2025	187953	188692	TRUE	House	Detached	88	2135.83	2144.23	Freehold
31, Sheldon Road, Scartho Top, Grimsby DN33 3GA	DN33 3GA	DN33 3	28/06/2022	140000	147976	FALSE	House	Semi_Detach	69	2028.99	2144.58	Freehold
9, Langdale Avenue, Grimsby DN33 3HN	DN33 3HN	DN33 3	12/03/2025	149000	150156	FALSE	House	Semi_Detach	70	2128.57	2145.09	Freehold
50, Fallowfield Road, Grimsby DN33 3HB	DN33 3HB	DN33 3	26/04/2024	178000	188909	FALSE	Bungalow	Semi_Detach	88	2022.73	2146.69	Freehold
7, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	26/05/2023	279950	289887	TRUE	House	Detached	135	2073.7	2147.31	Freehold
11, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	17/08/2023	162500	167498	TRUE	House	Semi_Detach	78	2083.33	2147.41	Freehold
2, Well Vale, Grimsby DN33 3JJ	DN33 3JJ	DN33 3	26/03/2024	158000	167512	FALSE	House	Semi_Detach	78	2025.64	2147.59	Freehold
35, Bellflower Road, Grimsby DN33 3AZ	DN33 3AZ	DN33 3	14/03/2025	145000	146125	FALSE	House	Semi_Detach	68	2132.35	2148.9	Freehold
16, The Oval, Grimsby DN33 3NN	DN33 3NN	DN33 3	31/03/2023	150000	163365	FALSE	House	Semi_Detach	76	1973.68	2149.54	Freehold
14, Coniston Avenue, Grimsby DN33 3EF	DN33 3EF	DN33 3	20/06/2022	120000	126836	FALSE	Bungalow	Semi_Detach	59	2033.9	2149.76	Freehold
6, Harrow Lane, Scartho Top, Grimsby DN33 3TQ	DN33 3TQ	DN33 3	09/10/2024	137000	141903	FALSE	House	Terraced	66	2075.76	2150.05	Freehold
21, Ancaster Avenue, Grimsby DN33 3LH	DN33 3LH	DN33 3	02/02/2026	238000	234391	FALSE	House	Semi_Detach	109	2183.49	2150.38	Freehold
9, Bluebell Road, Grimsby DN33 3AY	DN33 3AY	DN33 3	11/07/2023	138000	146283	FALSE	House	Terraced	68	2029.41	2151.22	Freehold
5, Utgard Way, Grimsby DN33 3RL	DN33 3RL	DN33 3	28/08/2025	235000	247867	FALSE	House	Detached	115	2043.48	2155.37	Freehold
15, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	28/09/2023	162500	168148	TRUE	House	Terraced	78	2083.33	2155.74	Freehold
27, Worlaby Road, Grimsby DN33 3JU	DN33 3JU	DN33 3	13/02/2024	179950	191959	FALSE	House	Semi_Detach	89	2021.91	2156.84	Freehold
30, Sheldon Road, Scartho Top, Grimsby DN33 3GB	DN33 3GB	DN33 3	10/01/2022	120000	133733	FALSE	House	Terraced	62	1935.48	2156.98	Freehold
36, Buckingham Grove, Scartho Top, Grimsby DN33 3R	DN33 3RR	DN33 3	19/06/2023	121000	127356	FALSE	House	Terraced	59	2050.85	2158.58	Freehold
17, Fairfield Road, Grimsby DN33 3DR	DN33 3DR	DN33 3	20/10/2023	185000	190124	FALSE	House	Semi_Detach	88	2102.27	2160.5	Freehold
9, Sagefield Close, Grimsby DN33 3PD	DN33 3PD	DN33 3	23/01/2024	205000	214013	FALSE	House	Detached	99	2070.71	2161.75	Freehold
19, Sagefield Close, Grimsby DN33 3PD	DN33 3PD	DN33 3	19/12/2025	254950	252968	FALSE	House	Detached	117	2179.06	2162.12	Freehold
39, Brookfield Road, Grimsby DN33 3JZ	DN33 3JZ	DN33 3	24/05/2024	164500	173167	FALSE	House	Semi_Detach	80	2056.25	2164.59	Freehold
10, Langdale Avenue, Grimsby DN33 3HN	DN33 3HN	DN33 3	28/03/2025	175000	175343	FALSE	Bungalow	Detached	81	2160.49	2164.73	Freehold
1, Florina Place, Scartho Top, Grimsby DN33 3TT	DN33 3TT	DN33 3	16/02/2023	199950	214394	TRUE	House	Semi_Detach	99	2019.7	2165.6	Freehold
29, Hampstead Park, Scartho Top, Grimsby DN33 3RW	DN33 3RW	DN33 3	17/06/2022	127100	134341	FALSE	House	Semi_Detach	62	2050	2166.79	Freehold
4, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	13/04/2023	279950	292558	TRUE	House	Detached	135	2073.7	2167.1	Freehold
13, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	14/11/2024	196502	201637	TRUE	House	Detached	93	2112.92	2168.14	Freehold
20, Emfield Road, Grimsby DN33 3BP	DN33 3BP	DN33 3	27/03/2025	170000	171319	FALSE	Bungalow	Semi_Detach	79	2151.9	2168.59	Freehold
5, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	07/06/2023	284950	290643	TRUE	House	Detached	134	2126.49	2168.98	Freehold
70, Emfield Road, Grimsby DN33 3BZ	DN33 3BZ	DN33 3	02/11/2022	165000	167254	FALSE	House	Semi_Detach	77	2142.86	2172.13	Freehold
10, Hampstead Park, Scartho Top, Grimsby DN33 3RW	DN33 3RW	DN33 3	15/07/2022	265000	267357	FALSE	House	Detached	123	2154.47	2173.63	Freehold
45, Wren Crescent, Scartho Top, Grimsby DN33 3RA	DN33 3RA	DN33 3	16/08/2024	305000	315187	FALSE	House	Detached	145	2103.45	2173.7	Freehold
17, Wren Crescent, Scartho Top, Grimsby DN33 3RA	DN33 3RA	DN33 3	13/03/2026	255000	252282	FALSE	House	Detached	116	2198.28	2174.84	Freehold
86, Worlaby Road, Grimsby DN33 3JP	DN33 3JP	DN33 3	27/10/2022	167000	169778	FALSE	House	Semi_Detach	78	2141.03	2176.64	Freehold
3, Ryedale Way, Scartho Top, Grimsby DN33 3TE	DN33 3TE	DN33 3	24/01/2025	230000	230905	FALSE	House	Detached	106	2169.81	2178.35	Freehold
10, Harrow Lane, Scartho Top, Grimsby DN33 3TQ	DN33 3TQ	DN33 3	20/11/2025	140000	141631	FALSE	House	Terraced	65	2153.85	2178.94	Freehold
21, Worlaby Road, Grimsby DN33 3JX	DN33 3JX	DN33 3	27/11/2023	140000	146044	FALSE	Bungalow	Semi_Detach	67	2089.55	2179.76	Freehold
10, Buckingham Grove, Scartho Top, Grimsby DN33 3R	DN33 3RR	DN33 3	14/03/2025	158000	159226	FALSE	House	Semi_Detach	73	2164.38	2181.18	Freehold
35, Watson Drive, Scartho Top, Grimsby DN33 3FR	DN33 3FR	DN33 3	31/10/2025	262000	268307	TRUE	House	Detached	123	2130.08	2181.36	Freehold
34, Pasture Lane, Scartho Top, Grimsby DN33 3TF	DN33 3TF	DN33 3	19/06/2024	185000	194157	FALSE	House	Semi_Detach	89	2078.65	2181.54	Freehold
52, Wren Crescent, Scartho Top, Grimsby DN33 3RB	DN33 3RB	DN33 3	16/06/2023	144995	150650	FALSE	House	Semi_Detach	69	2101.38	2183.33	Freehold
19, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	14/11/2024	212804	218365	TRUE	House	Detached	100	2128.04	2183.65	Freehold
5, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	14/11/2024	212804	218365	TRUE	House	Detached	100	2128.04	2183.65	Freehold
39, Pennistone Place, Scartho Top, Grimsby DN33 3SS	DN33 3SS	DN33 3	14/01/2022	140000	155075	FALSE	House	Semi_Detach	71	1971.83	2184.15	Freehold
9, Ryedale Way, Scartho Top, Grimsby DN33 3TE	DN33 3TE	DN33 3	31/10/2024	225000	231578	FALSE	House	Detached	106	2122.64	2184.7	Freehold
70, Bridges Close, Scartho Top, Grimsby DN33 3FS	DN33 3FS	DN33 3	27/06/2025	219995	231585	TRUE	House	Semi_Detach	106	2075.42	2184.76	Freehold
20, Honeysuckle Drive, Scartho Top, Grimsby DN33 3FA	DN33 3FA	DN33 3	17/02/2025	158442	161701	TRUE	House	Terraced	74	2141.11	2185.15	Freehold
18, Honeysuckle Drive, Scartho Top, Grimsby DN33 3FA	DN33 3FA	DN33 3	17/02/2025	158443	161702	TRUE	House	Terraced	74	2141.12	2185.16	Freehold
22, Honeysuckle Drive, Scartho Top, Grimsby DN33 3FA	DN33 3FA	DN33 3	17/02/2025	158443	161702	TRUE	House	Terraced	74	2141.12	2185.16	Freehold
3, Bytham Close, Scartho Top, Grimsby DN33 3TL	DN33 3TL	DN33 3	12/12/2025	185000	183562	FALSE	House	Detached	84	2202.38	2185.26	Freehold
7, Sheldon Road, Scartho Top, Grimsby DN33 3GA	DN33 3GA	DN33 3	30/09/2024	175000	181396	FALSE	House	Detached	83	2108.43	2185.49	Freehold
62, Fenwick Road, Scartho Top, Grimsby DN33 3ST	DN33 3ST	DN33 3	28/06/2024	280000	292910	TRUE	House	Detached	134	2089.55	2185.9	Freehold
10, Asgard Way, Scartho Top, Grimsby DN33 3RJ	DN33 3RJ	DN33 3	29/07/2022	244950	247128	FALSE	House	Detached	113	2167.7	2186.97	Freehold
38, Sheldon Road, Scartho Top, Grimsby DN33 3GB	DN33 3GB	DN33 3	27/04/2022	150750	166576	FALSE	House	Terraced	76	1983.55	2191.79	Freehold
26, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	05/12/2024	124857	127176	TRUE	House	Terraced	58	2152.71	2192.69	Freehold
28, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	05/12/2024	124857	127176	TRUE	House	Terraced	58	2152.71	2192.69	Freehold
24, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	05/12/2024	124857	127176	TRUE	House	Terraced	58	2152.71	2192.69	Freehold
6, Horseshoe Close, Grimsby DN33 3BA	DN33 3BA	DN33 3	21/11/2024	265000	271925	FALSE	House	Detached	124	2137.1	2192.94	Freehold
2, Fleetwood Close, Grimsby DN33 3ED	DN33 3ED	DN33 3	27/06/2024	146750	153516	FALSE	Bungalow	Detached	70	2096.43	2193.09	Freehold
93, Fenwick Road, Scartho Top, Grimsby DN33 3ST	DN33 3ST	DN33 3	25/02/2022	249950	269766	TRUE	House	Detached	123	2032.11	2193.22	Freehold
47, Fallowfield Road, Grimsby DN33 3HD	DN33 3HD	DN33 3	11/05/2023	195000	206319	FALSE	Bungalow	Semi_Detach	94	2074.47	2194.88	Freehold
46, Boundary Road, Grimsby DN33 3BD	DN33 3BD	DN33 3	29/07/2022	200000	204326	FALSE	House	Semi_Detach	93	2150.54	2197.05	Freehold
95, Fenwick Road, Scartho Top, Grimsby DN33 3ST	DN33 3ST	DN33 3	18/02/2022	274950	296748	TRUE	House	Detached	135	2036.67	2198.13	Freehold
15, Asgard Way, Scartho Top, Grimsby DN33 3RJ	DN33 3RJ	DN33 3	26/02/2024	290000	305562	FALSE	House	Detached	139	2086.33	2198.29	Freehold
56, Brookfield Road, Grimsby DN33 3JL	DN33 3JL	DN33 3	19/05/2023	197500	208964	FALSE	House	Semi_Detach	95	2078.95	2199.62	Freehold
5, Brock Close, Scartho Top, Grimsby DN33 3RE	DN33 3RE	DN33 3	22/07/2024	235000	244582	FALSE	House	Detached	111	2117.12	2203.44	Freehold
118, Sheldon Road, Scartho Top, Grimsby DN33 3GB	DN33 3GB	DN33 3	29/08/2024	205000	211847	FALSE	House	Detached	96	2135.42	2206.74	Freehold
76, Fenwick Road, Scartho Top, Grimsby DN33 3ST	DN33 3ST	DN33 3	05/09/2024	304950	316095	TRUE	House	Detached	143	2132.52	2210.45	Freehold
19, Hampstead Park, Scartho Top, Grimsby DN33 3RW	DN33 3RW	DN33 3	11/11/2025	245000	247622	FALSE	House	Semi_Detach	112	2187.5	2210.91	Freehold
81, Fenwick Road, Scartho Top, Grimsby DN33 3ST	DN33 3ST	DN33 3	31/05/2022	254950	269745	TRUE	House	Detached	122	2089.75	2211.02	Freehold
8, Rubens Close, Scartho Top, Grimsby DN33 3TY	DN33 3TY	DN33 3	09/01/2025	169950	172608	TRUE	House	Semi_Detach	78	2178.85	2212.92	Freehold
33, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	09/02/2024	139000	148276	TRUE	House	Semi_Detach	67	2074.63	2213.07	Freehold
11, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	21/12/2023	190000	203683	TRUE	House	Terraced	92	2065.22	2213.95	Freehold
9, Rosemallow Close, Grimsby DN33 3EN	DN33 3EN	DN33 3	28/01/2022	153000	170509	FALSE	House	Terraced	77	1987.01	2214.4	Freehold
6, Eason Road, Scartho Top, Grimsby DN33 3SN	DN33 3SN	DN33 3	08/07/2022	270000	272401	FALSE	House	Detached	123	2195.12	2214.64	Freehold
56, Mendip Avenue, Grimsby DN33 3AN	DN33 3AN	DN33 3	21/08/2025	161000	170693	FALSE	House	Semi_Detach	77	2090.91	2216.79	Freehold
5, Florina Place, Scartho Top, Grimsby DN33 3TT	DN33 3TT	DN33 3	23/09/2022	169950	170769	TRUE	House	Terraced	77	2207.14	2217.78	Freehold
45, Brookfield Road, Grimsby DN33 3JZ	DN33 3JZ	DN33 3	18/10/2024	182000	188721	FALSE	House	Semi_Detach	85	2141.18	2220.25	Freehold
29, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	19/04/2024	284950	299932	TRUE	House	Detached	135	2110.74	2221.72	Freehold
27, Lavenham Road, Grimsby DN33 3EU	DN33 3EU	DN33 3	09/09/2024	175000	182189	FALSE	House	Semi_Detach	82	2134.15	2221.82	Freehold
28, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	29/02/2024	284950	300241	TRUE	House	Detached	135	2110.74	2224.01	Freehold
27, Rubens Close, Scartho Top, Grimsby DN33 3TY	DN33 3TY	DN33 3	27/09/2024	289950	300547	TRUE	House	Detached	135	2147.78	2226.27	Freehold
15, Rosemallow Close, Grimsby DN33 3EN	DN33 3EN	DN33 3	21/09/2022	305000	302923	FALSE	House	Detached	136	2242.65	2227.38	Freehold
45, Sheldon Road, Scartho Top, Grimsby DN33 3GA	DN33 3GA	DN33 3	02/12/2025	220000	218290	FALSE	House	Detached	98	2244.9	2227.45	Freehold
88, Sheldon Road, Scartho Top, Grimsby DN33 3GB	DN33 3GB	DN33 3	13/05/2022	156000	169325	FALSE	House	Terraced	76	2052.63	2227.96	Freehold
79, Worlaby Road, Grimsby DN33 3JR	DN33 3JR	DN33 3	21/11/2024	138000	142669	FALSE	Bungalow	Semi_Detach	64	2156.25	2229.2	Freehold
27, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	18/10/2024	155000	160547	TRUE	House	Terraced	72	2152.78	2229.82	Freehold
85, Fenwick Road, Scartho Top, Grimsby DN33 3ST	DN33 3ST	DN33 3	27/04/2022	279950	301190	TRUE	House	Detached	135	2073.7	2231.04	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
17, Honeysuckle Drive, Scartho Top, Grimsby DN33 3FA	DN33 3FA	DN33 3	30/05/2025	156500	160821	TRUE	House	Terraced	72	2173.61	2233.63	Freehold
16, Florina Place, Scartho Top, Grimsby DN33 3TT	DN33 3TT	DN33 3	16/12/2022	272500	272767	TRUE	House	Detached	122	2233.61	2235.8	Freehold
19, Honeysuckle Drive, Scartho Top, Grimsby DN33 3FA	DN33 3FA	DN33 3	30/05/2025	156750	161078	TRUE	House	Terraced	72	2177.08	2237.19	Freehold
4, Bytham Close, Scartho Top, Grimsby DN33 3TL	DN33 3TL	DN33 3	23/05/2025	249000	252964	FALSE	House	Detached	113	2203.54	2238.62	Freehold
3, Bray Close, Scartho Top, Grimsby DN33 3SG	DN33 3SG	DN33 3	16/06/2022	265000	275524	FALSE	House	Detached	123	2154.47	2240.03	Freehold
20, Springfield Grange, Oatfield Close, Grimsby DN33 3I	DN33 3PB	DN33 3	12/09/2022	145000	145699	FALSE	House	Terraced	65	2230.77	2241.52	Freehold
3, Florina Place, Scartho Top, Grimsby DN33 3TT	DN33 3TT	DN33 3	19/08/2022	214950	217454	TRUE	House	Terraced	97	2215.98	2241.79	Freehold
3, Amberley Close, Scartho Top, Grimsby DN33 3TJ	DN33 3TJ	DN33 3	21/09/2023	143000	147970	FALSE	House	Terraced	66	2166.67	2241.97	Freehold
28, Rubens Close, Scartho Top, Grimsby DN33 3TY	DN33 3TY	DN33 3	26/09/2024	289950	300547	TRUE	House	Detached	134	2163.81	2242.89	Freehold
30, Bridges Close, Scartho Top, Grimsby DN33 3FS	DN33 3FS	DN33 3	29/12/2023	168915	179451	TRUE	House	Semi_Detach	80	2111.44	2243.14	Freehold
7, Rubens Close, Scartho Top, Grimsby DN33 3TY	DN33 3TY	DN33 3	12/12/2024	150000	152786	TRUE	House	Terraced	68	2205.88	2246.85	Freehold
75, Fenwick Road, Scartho Top, Grimsby DN33 3SJ	DN33 3SJ	DN33 3	19/12/2025	135000	134870	FALSE	House	Semi_Detach	60	2250	2247.83	Freehold
16, Elizabeth Close, Grimsby DN33 3HS	DN33 3HS	DN33 3	24/02/2023	130000	139391	FALSE	Bungalow	Semi_Detach	62	2096.77	2248.24	Freehold
7, Springfield Road, Grimsby DN33 3JE	DN33 3JE	DN33 3	07/06/2024	200000	209221	FALSE	House	Detached	93	2150.54	2249.69	Freehold
22, Belgrave Road, Scartho Top, Grimsby DN33 3RS	DN33 3RS	DN33 3	18/08/2022	140000	141774	FALSE	House	Semi_Detach	63	2222.22	2250.38	Freehold
44a, Fairfield Avenue, Grimsby DN33 3DS	DN33 3DS	DN33 3	04/09/2025	180000	189074	FALSE	Bungalow	Detached	84	2142.86	2250.88	Freehold
27, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	21/03/2024	289950	303941	TRUE	House	Detached	135	2147.78	2251.41	Freehold
68, Fenwick Road, Scartho Top, Grimsby DN33 3ST	DN33 3ST	DN33 3	26/07/2024	289950	301773	TRUE	House	Detached	134	2163.81	2252.04	Freehold
13, Brookfield Road, Grimsby DN33 3JZ	DN33 3JZ	DN33 3	08/08/2025	169950	180182	FALSE	House	Semi_Detach	80	2124.38	2252.28	Freehold
29, Wren Crescent, Scartho Top, Grimsby DN33 3RA	DN33 3RA	DN33 3	16/12/2024	195000	195960	FALSE	House	Detached	87	2241.38	2252.41	Freehold
36, Bellflower Road, Grimsby DN33 3AZ	DN33 3AZ	DN33 3	09/02/2026	353000	346885	FALSE	House	Detached	154	2292.21	2252.5	Freehold
20, Harrow Lane, Scartho Top, Grimsby DN33 3TQ	DN33 3TQ	DN33 3	21/01/2022	179950	200543	FALSE	House	Terraced	89	2021.91	2253.29	Freehold
37, Wren Crescent, Scartho Top, Grimsby DN33 3RA	DN33 3RA	DN33 3	05/12/2024	240000	241181	FALSE	House	Detached	107	2242.99	2254.03	Freehold
29, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	18/10/2024	156750	162359	TRUE	House	Terraced	72	2177.08	2254.99	Freehold
40, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	25/05/2023	142500	153394	TRUE	House	Terraced	68	2095.59	2255.79	Freehold
1, Caspian Crescent, Scartho Top, Grimsby DN33 3RZ	DN33 3RZ	DN33 3	21/02/2024	163000	173878	FALSE	House	Semi_Detach	77	2116.88	2258.16	Freehold
91, Fenwick Road, Scartho Top, Grimsby DN33 3ST	DN33 3ST	DN33 3	28/02/2022	269950	291352	TRUE	House	Detached	129	2092.64	2258.54	Freehold
2, Florina Place, Scartho Top, Grimsby DN33 3TT	DN33 3TT	DN33 3	29/07/2022	169950	173957	TRUE	House	Terraced	77	2207.14	2259.18	Freehold
4, Rubens Close, Scartho Top, Grimsby DN33 3TY	DN33 3TY	DN33 3	31/10/2024	169950	176226	TRUE	House	Semi_Detach	78	2178.85	2259.31	Freehold
89, Fenwick Road, Scartho Top, Grimsby DN33 3ST	DN33 3ST	DN33 3	25/03/2022	269950	289212	TRUE	House	Detached	128	2108.98	2259.47	Freehold
1, Mordaunt Avenue, Grimsby DN33 3EJ	DN33 3EJ	DN33 3	29/01/2026	192000	189953	FALSE	House	Detached	84	2285.71	2261.35	Freehold
15, Boundary Road, Grimsby DN33 3BE	DN33 3BE	DN33 3	07/03/2025	220000	221707	FALSE	House	Semi_Detach	98	2244.9	2262.32	Freehold
58, Fenwick Road, Scartho Top, Grimsby DN33 3ST	DN33 3ST	DN33 3	06/06/2024	289950	303319	TRUE	House	Detached	134	2163.81	2263.57	Freehold
22, Caspian Crescent, Scartho Top, Grimsby DN33 3RZ	DN33 3RZ	DN33 3	13/12/2024	185000	187893	FALSE	House	Semi_Detach	83	2228.92	2263.77	Freehold
44, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	24/06/2022	209950	221911	TRUE	House	Semi_Detach	98	2142.35	2264.4	Freehold
24, Langdale Avenue, Grimsby DN33 3HN	DN33 3HN	DN33 3	15/12/2022	145000	145142	FALSE	Bungalow	Detached	64	2265.63	2267.84	Freehold
125, Worlaby Road, Grimsby DN33 3JR	DN33 3JR	DN33 3	08/04/2022	182000	199681	FALSE	Bungalow	Semi_Detach	88	2068.18	2269.1	Freehold
1, Bloomsbury Gardens, Grimsby DN33 3RU	DN33 3RU	DN33 3	15/06/2022	152500	161188	FALSE	House	Semi_Detach	71	2147.89	2270.25	Freehold
5, Primrose Avenue, Scartho Top, Grimsby DN33 3ET	DN33 3ET	DN33 3	17/12/2024	190000	192972	TRUE	House	Semi_Detach	85	2235.29	2270.26	Freehold
35, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	08/03/2024	164950	174881	TRUE	House	Semi_Detach	77	2142.21	2271.18	Freehold
5, Brixham Court, Grimsby DN33 3DJ	DN33 3DJ	DN33 3	20/03/2026	236500	233979	FALSE	Bungalow	Detached	103	2296.12	2271.64	Freehold
6, Hurford Place, Grimsby DN33 3BU	DN33 3BU	DN33 3	25/02/2022	120000	129514	FALSE	Bungalow	Detached	57	2105.26	2272.18	Freehold
31, Rinovia Drive, Scartho Top, Grimsby DN33 3GE	DN33 3GE	DN33 3	04/11/2022	240000	239063	FALSE	House	Detached	105	2285.71	2276.79	Freehold
13, Ford Close, Scartho Top, Grimsby DN33 3GH	DN33 3GH	DN33 3	17/10/2025	238000	243729	FALSE	House	Detached	107	2224.3	2277.84	Freehold
37, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	26/06/2023	209950	220978	TRUE	House	Terraced	97	2164.43	2278.12	Freehold
64, Fenwick Road, Scartho Top, Grimsby DN33 3ST	DN33 3ST	DN33 3	29/08/2024	268950	277933	TRUE	House	Detached	122	2204.51	2278.14	Freehold
6, Florina Place, Scartho Top, Grimsby DN33 3TT	DN33 3TT	DN33 3	29/09/2022	152000	152733	TRUE	House	Terraced	67	2268.66	2279.6	Freehold
78, Sheldon Road, Scartho Top, Grimsby DN33 3GB	DN33 3GB	DN33 3	18/02/2022	134000	148225	FALSE	House	Terraced	65	2061.54	2280.38	Freehold
19, Florina Place, Scartho Top, Grimsby DN33 3TT	DN33 3TT	DN33 3	13/01/2023	272500	278223	TRUE	House	Detached	122	2233.61	2280.52	Freehold
4, Florina Place, Scartho Top, Grimsby DN33 3TT	DN33 3TT	DN33 3	22/09/2022	199950	200914	TRUE	House	Terraced	88	2272.16	2283.11	Freehold
12, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	25/08/2023	214950	221561	TRUE	House	Semi_Detach	97	2215.98	2284.13	Freehold
3, Rubens Close, Scartho Top, Grimsby DN33 3TY	DN33 3TY	DN33 3	18/10/2024	150000	155368	TRUE	House	Terraced	68	2205.88	2284.82	Freehold
15, Florina Place, Scartho Top, Grimsby DN33 3TT	DN33 3TT	DN33 3	18/11/2022	309950	308740	TRUE	House	Detached	135	2295.93	2286.96	Freehold
92, Sheldon Road, Scartho Top, Grimsby DN33 3GB	DN33 3GB	DN33 3	01/03/2024	192000	203559	FALSE	House	Semi_Detach	89	2157.3	2287.18	Freehold
12, Rosemallow Close, Grimsby DN33 3EN	DN33 3EN	DN33 3	23/05/2025	205000	210469	FALSE	House	Semi_Detach	92	2228.26	2287.71	Freehold
4, Mendip Avenue, Grimsby DN33 3AA	DN33 3AA	DN33 3	30/05/2025	165000	169402	FALSE	House	Semi_Detach	74	2229.73	2289.22	Freehold
2, Rubens Close, Scartho Top, Grimsby DN33 3TY	DN33 3TY	DN33 3	30/09/2024	150000	155677	TRUE	House	Terraced	68	2205.88	2289.37	Freehold
24, Bellflower Road, Grimsby DN33 3AZ	DN33 3AZ	DN33 3	12/09/2025	290000	304619	FALSE	House	Detached	133	2180.45	2290.37	Freehold
5, Eason Road, Scartho Top, Grimsby DN33 3SN	DN33 3SN	DN33 3	07/11/2024	335000	343754	FALSE	House	Detached	150	2233.33	2291.69	Freehold
5, Bytham Close, Scartho Top, Grimsby DN33 3TL	DN33 3TL	DN33 3	20/03/2026	262000	259207	FALSE	House	Detached	113	2318.58	2293.87	Freehold
11, Bytham Close, Scartho Top, Grimsby DN33 3TL	DN33 3TL	DN33 3	21/03/2025	243000	243477	FALSE	House	Detached	106	2292.45	2296.95	Freehold
40, Ancaster Avenue, Grimsby DN33 3LL	DN33 3LL	DN33 3	28/07/2023	162000	170018	FALSE	House	Semi_Detach	74	2189.19	2297.54	Freehold
17, Florina Place, Scartho Top, Grimsby DN33 3TT	DN33 3TT	DN33 3	15/12/2022	309950	310254	TRUE	House	Detached	135	2295.93	2298.18	Freehold
28, Honeysuckle Drive, Scartho Top, Grimsby DN33 3FA	DN33 3FA	DN33 3	28/04/2025	267400	266617	TRUE	House	Detached	116	2305.17	2298.42	Freehold
58, Boundary Road, Grimsby DN33 3BQ	DN33 3BQ	DN33 3	15/11/2024	160100	165516	FALSE	Bungalow	Semi_Detach	72	2223.61	2298.83	Freehold
26, Taunton Way, Grimsby DN33 3AD	DN33 3AD	DN33 3	30/08/2024	162000	167815	FALSE	House	Semi_Detach	73	2219.18	2298.84	Freehold
14, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	20/02/2026	157000	154043	FALSE	House	Terraced	67	2343.28	2299.15	Freehold
32, Boundary Road, Grimsby DN33 3BD	DN33 3BD	DN33 3	14/07/2023	195000	204652	FALSE	House	Semi_Detach	89	2191.01	2299.46	Freehold
60, Sheldon Road, Scartho Top, Grimsby DN33 3GB	DN33 3GB	DN33 3	26/09/2023	140000	144866	FALSE	House	Terraced	63	2222.22	2299.46	Freehold
25, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	21/10/2024	160000	165726	TRUE	House	Terraced	72	2222.22	2301.75	Freehold
7, Florina Place, Scartho Top, Grimsby DN33 3TT	DN33 3TT	DN33 3	24/10/2025	150000	154294	FALSE	House	Terraced	67	2238.81	2302.9	Freehold
8, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	25/08/2023	219950	228048	TRUE	House	Terraced	99	2221.72	2303.52	Freehold
6, Asgard Way, Scartho Top, Grimsby DN33 3RJ	DN33 3RJ	DN33 3	18/12/2024	250000	251230	FALSE	House	Detached	109	2293.58	2304.86	Freehold
52, Sheldon Road, Scartho Top, Grimsby DN33 3GB	DN33 3GB	DN33 3	19/06/2025	159000	168543	FALSE	House	Terraced	73	2178.08	2308.81	Freehold
3, Hyde Park Close, Scartho Top, Grimsby DN33 3SR	DN33 3SR	DN33 3	03/09/2024	142000	147834	FALSE	House	Semi_Detach	64	2218.75	2309.91	Freehold
54, Thornbury Drive, Scartho Top, Grimsby DN33 3TR	DN33 3TR	DN33 3	08/11/2024	179000	185056	FALSE	House	Semi_Detach	80	2237.5	2313.2	Freehold
11, Asgard Way, Scartho Top, Grimsby DN33 3RJ	DN33 3RJ	DN33 3	27/06/2024	250000	261527	FALSE	House	Detached	113	2212.39	2314.4	Freehold
41, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	31/10/2025	153000	157380	FALSE	House	Terraced	68	2250	2314.41	Freehold
8, Buckingham Grove, Scartho Top, Grimsby DN33 3RR	DN33 3RR	DN33 3	05/04/2022	133000	145921	FALSE	House	Semi_Detach	63	2111.11	2316.21	Freehold
16, Bayons Avenue, Grimsby DN33 3LN	DN33 3LN	DN33 3	26/06/2024	170000	178414	FALSE	House	Semi_Detach	77	2207.79	2317.06	Freehold
5, Bayons Avenue, Grimsby DN33 3LN	DN33 3LN	DN33 3	20/03/2026	187000	185394	FALSE	House	Semi_Detach	80	2337.5	2317.43	Freehold
26, Rubens Close, Scartho Top, Grimsby DN33 3TY	DN33 3TY	DN33 3	31/03/2025	309950	310558	TRUE	House	Detached	134	2313.06	2317.6	Freehold
18, Rubens Close, Scartho Top, Grimsby DN33 3TY	DN33 3TY	DN33 3	21/03/2025	309950	310558	TRUE	House	Detached	134	2313.06	2317.6	Freehold
24, Fenwick Road, Scartho Top, Grimsby DN33 3SJ	DN33 3SJ	DN33 3	28/03/2025	184000	185428	FALSE	House	Semi_Detach	80	2300	2317.85	Freehold
10, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	29/08/2023	149950	155471	TRUE	House	Terraced	67	2238.06	2320.46	Freehold
9, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	24/08/2023	149950	155471	TRUE	House	Terraced	67	2238.06	2320.46	Freehold
23, Fenwick Road, Scartho Top, Grimsby DN33 3SJ	DN33 3SJ	DN33 3	26/08/2025	240000	253140	FALSE	House	Detached	109	2201.83	2322.39	Freehold
20, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	18/11/2024	289950	297527	TRUE	House	Detached	128	2265.23	2324.43	Freehold
6, Springwood Crescent, Grimsby DN33 3HF	DN33 3HF	DN33 3	29/10/2024	139000	144133	FALSE	Bungalow	Semi_Detach	62	2241.94	2324.73	Freehold
14, Rosemallow Close, Grimsby DN33 3EN	DN33 3EN	DN33 3	23/09/2022	295000	292991	FALSE	House	Detached	126	2341.27	2325.33	Freehold
10, Bytham Close, Scartho Top, Grimsby DN33 3TL	DN33 3TL	DN33 3	21/01/2022	227995	246592	TRUE	House	Detached	106	2150.9	2326.34	Freehold
16b, Mordaunt Avenue, Grimsby DN33 3EJ	DN33 3EJ	DN33 3	10/04/2025	245000	244282	FALSE	House	Detached	105	2333.33	2326.5	Freehold
4, Lavenham Road, Grimsby DN33 3EX	DN33 3EX	DN33 3	27/06/2025	168000	176851	FALSE	House	Semi_Detach	76	2210.53	2326.99	Freehold
5, The Oval, Grimsby DN33 3NN	DN33 3NN	DN33 3	03/12/2024	220000	221083	FALSE	Bungalow	Detached	95	2315.79	2327.19	Freehold
42, Rinovia Drive, Scartho Top, Grimsby DN33 3GE	DN33 3GE	DN33 3	08/08/2025	282500	297967	FALSE	House	Detached	128	2207.03	2327.87	Freehold
30, Bellflower Road, Grimsby DN33 3AZ	DN33 3AZ	DN33 3	10/11/2025	285000	286403	FALSE	House	Detached	123	2317.07	2328.48	Freehold
18, Springfield Road, Grimsby DN33 3LB	DN33 3LB	DN33 3	26/02/2024	190000	202680	FALSE	House	Semi_Detach	87	2183.91	2329.66	Freehold
74, Fenwick Road, Scartho Top, Grimsby DN33 3ST	DN33 3ST	DN33 3	19/09/2024	289950	300547	TRUE	House	Detached	129	2247.67	2329.82	Freehold
96, Fallowfield Road, Grimsby DN33 3HB	DN33 3HB	DN33 3	03/02/2025	285000	286685	FALSE	House	Detached	123	2317.07	2330.77	Freehold
17, Rinovia Drive, Scartho Top, Grimsby DN33 3GE	DN33 3GE	DN33 3	03/02/2023	266000	279697	FALSE	House	Detached	120	2216.67	2330.81	Freehold
12, Florina Place, Scartho Top, Grimsby DN33 3TT	DN33 3TT	DN33 3	18/08/2022	204950	207547	TRUE	House	Semi_Detach	89	2302.81	2331.99	Freehold
3, Amesbury Avenue, Grimsby DN33 3HR	DN33 3HR	DN33 3	03/02/2025	143750	144600	FALSE	Bungalow	Detached	62	2318.55	2332.26	Freehold
36, Thornbury Drive, Scartho Top, Grimsby DN33 3TR	DN33 3TR	DN33 3	30/10/2024	135000	139985	FALSE	House	Semi_Detach	60	2250	2333.08	Freehold
48, Fenwick Road, Scartho Top, Grimsby DN33 3SJ	DN33 3SJ	DN33 3	17/09/2024	212000	219748	FALSE	House	Detached	94	2255.32	2337.74	Freehold
16, Asgard Way, Scartho Top, Grimsby DN33 3RJ	DN33 3RJ	DN33 3	15/06/2023	259000	264175	FALSE	House	Detached	113	2292.04	2337.83	Freehold
11, Sandgate Close, Scartho Top, Grimsby DN33 3TD	DN33 3TD	DN33 3	21/01/2022	225000	243353	FALSE	House	Detached	104	2163.46	2339.93	Freehold
65, Fenwick Road, Scartho Top, Grimsby DN33 3SJ	DN33 3SJ	DN33 3	18/02/2022	245000	264424	FALSE	House	Detached	113	2168.14	2340.04	Freehold
37, Brookfield Road, Grimsby DN33 3JZ	DN33 3JZ	DN33 3	08/12/2023	187500	199195	FALSE	House	Semi_Detach	85	2205.88	2343.47	Freehold
19, Adelphi Drive, Grimsby DN33 3DT	DN33 3DT	DN33 3	09/04/2025	142000	142963	FALSE	House	Semi_Detach	61	2327.87	2343.66	Freehold
66, Fenwick Road, Scartho Top, Grimsby DN33 3ST	DN33 3ST	DN33 3	18/07/2024	274950	286161	TRUE	House	Detached	122	2253.69	2345.58	Freehold
15, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	28/06/2024	190000	199404	TRUE	House	Semi_Detach	85	2235.29	2345.93	Freehold
61, Watson Drive, Scartho Top, Grimsby DN33 3FR	DN33 3FR	DN33 3	27/06/2025	284995	295711	TRUE	House	Detached	126	2261.87	2346.91	Freehold
8, Walsh Gardens, Scartho Top, Grimsby DN33 3SB	DN33 3SB	DN33 3	05/12/2023	167950	178425	FALSE	House	Semi_Detach	76	2209.87	2347.7	Freehold
22, Clovelly Way, Grimsby DN33 3FT	DN33 3FT	DN33 3	23/05/2025	270000	277204	TRUE	House	Semi_Detach	118	2288.14	2349.19	Freehold
15, Sheldon Road, Scartho Top, Grimsby DN33 3GA	DN33 3GA	DN33 3	15/08/2023	219950	223230	FALSE	House	Detached	95	2315.26	2349.79	Freehold
45, Bellflower Road, Grimsby DN33 3AZ	DN33 3AZ	DN33 3	01/03/2024	305000	319718	FALSE	House	Detached	136	2242.65	2350.87	Freehold
44, Ancaster Avenue, Grimsby DN33 3LW	DN33 3LW	DN33 3	27/09/2024	183000	190518	FALSE	House	Semi_Detach	81	2259.26	2352.07	Freehold
13, Florina Place, Scartho Top, Grimsby DN33 3TT	DN33 3TT	DN33 3	28/07/2022	204950	209384	TRUE	House	Semi_Detach	89	2302.81	2352.63	Freehold
1, Rubens Close, Scartho Top, Grimsby DN33 3TY	DN33 3TY	DN33 3	30/09/2024	219950	228275	TRUE	House	Terraced	97	2267.53	2353.35	Freehold
2, Waterloo Drive, Scartho Top, Grimsby DN33 3SQ	DN33 3SQ	DN33 3	18/06/2025	245000	254212	FALSE	House	Detached	108	2268.52	2353.81	Freehold
16, Fairfield Road, Grimsby DN33 3DP	DN33 3DP	DN33 3	24/06/2022	385000	400290	FALSE	House	Detached	170	2264.71	2354.65	Freehold
60, Fenwick Road, Scartho Top, Grimsby DN33 3ST	DN33 3ST	DN33 3	27/06/2024	274950	287627	TRUE	House	Detached	122	2253.69	2357.6	Freehold
2, Hyde Park Close, Scartho Top, Grimsby DN33 3SR	DN33 3SR	DN33 3	06/06/2023	134000	139226	FALSE	House	Semi_Detach	59	2271.19	2359.76	Freehold
24, Harrow Lane, Scartho Top, Grimsby DN33 3TQ	DN33 3TQ	DN33 3	27/03/2026	364995	361105	FALSE	House	Detached	153	2385.59	2360.16	Freehold
12, Utgard Way, Grimsby DN33 3RL	DN33 3RL	DN33 3	01/08/2025	244000	257360	FALSE	House	Detached	109	2238.53	2361.1	Freehold
19, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	10/04/2024	303000	318931	TRUE	House	Detached	135	2244.44	2362.45	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
69, Watson Drive, Scartho Top, Grimsby DN33 3FR	DN33 3FR	DN33 3	27/06/2025	237895	250428	TRUE	House	Semi_Detach	106	2244.29	2362.53	Freehold
12, Vincent Road, Grimsby DN33 3SF	DN33 3SF	DN33 3	26/11/2025	166000	167776	FALSE	House	Semi_Detach	71	2338.03	2363.04	Freehold
18, Edinburgh Way, Scartho Top, Grimsby DN33 3TG	DN33 3TG	DN33 3	15/07/2022	155000	158353	FALSE	House	Semi_Detach	67	2313.43	2363.48	Freehold
30, Honeysuckle Drive, Scartho Top, Grimsby DN33 3FA	DN33 3FA	DN33 3	28/04/2025	275000	274194	TRUE	House	Detached	116	2370.69	2363.74	Freehold
14, Ford Close, Scartho Top, Grimsby DN33 3GH	DN33 3GH	DN33 3	11/12/2023	217000	227005	FALSE	House	Detached	96	2260.42	2364.64	Freehold
57, Fallowfield Road, Grimsby DN33 3HD	DN33 3HD	DN33 3	11/11/2022	210000	212860	FALSE	House	Terraced	90	2333.33	2365.11	Freehold
40, Emfield Road, Grimsby DN33 3BX	DN33 3BX	DN33 3	28/11/2025	164000	165755	FALSE	House	Semi_Detach	70	2342.86	2367.93	Freehold
23, Vincent Road, Grimsby DN33 3SF	DN33 3SF	DN33 3	28/03/2025	175000	175343	FALSE	House	Detached	74	2364.86	2369.5	Freehold
36, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	08/02/2024	159950	170624	TRUE	House	Semi_Detach	72	2221.53	2369.78	Freehold
30, Pennistone Place, Scartho Top, Grimsby DN33 3SS	DN33 3SS	DN33 3	10/01/2025	140000	142190	FALSE	House	Semi_Detach	60	2333.33	2369.83	Freehold
21, Hampstead Park, Scartho Top, Grimsby DN33 3RW	DN33 3RW	DN33 3	22/12/2025	140000	139865	FALSE	House	Semi_Detach	59	2372.88	2370.59	Freehold
26, Boundary Road, Grimsby DN33 3BD	DN33 3BD	DN33 3	08/11/2023	225000	234714	FALSE	House	Semi_Detach	99	2272.73	2370.85	Freehold
22, Ancaster Avenue, Grimsby DN33 3LL	DN33 3LL	DN33 3	24/10/2022	230000	230000	FALSE	House	Detached	97	2371.13	2371.13	Freehold
23, Rubens Close, Scartho Top, Grimsby DN33 3TY	DN33 3TY	DN33 3	20/06/2025	319950	331981	TRUE	House	Detached	140	2285.36	2371.29	Freehold
87, Fenwick Road, Scartho Top, Grimsby DN33 3ST	DN33 3ST	DN33 3	31/03/2022	309950	332066	TRUE	House	Detached	140	2213.93	2371.9	Freehold
54, Brookfield Road, Grimsby DN33 3JL	DN33 3JL	DN33 3	19/01/2024	228000	241973	FALSE	House	Semi_Detach	102	2235.29	2372.28	Freehold
34, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	18/03/2024	149950	158978	TRUE	House	Semi_Detach	67	2238.06	2372.81	Freehold
159, Pelham Avenue, Grimsby DN33 3NE	DN33 3NE	DN33 3	27/10/2025	153000	156683	FALSE	Bungalow	Detached	66	2318.18	2373.98	Freehold
4, Vincent Road, Grimsby DN33 3SF	DN33 3SF	DN33 3	03/02/2023	165000	173496	FALSE	House	Detached	73	2260.27	2376.66	Freehold
5, Trefoil Close, Grimsby DN33 3BB	DN33 3BB	DN33 3	31/03/2022	147000	161918	FALSE	House	Terraced	68	2161.76	2381.15	Freehold
30, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	20/12/2024	199500	202620	TRUE	House	Semi_Detach	85	2347.06	2383.76	Freehold
36, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	20/12/2024	199500	202620	TRUE	House	Semi_Detach	85	2347.06	2383.76	Freehold
32, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	20/12/2024	199500	202620	TRUE	House	Semi_Detach	85	2347.06	2383.76	Freehold
33, Ancaster Avenue, Grimsby DN33 3LH	DN33 3LH	DN33 3	12/10/2023	169500	174194	FALSE	Bungalow	Semi_Detach	73	2321.92	2386.22	Freehold
52, Allestree Drive, Grimsby DN33 3DX	DN33 3DX	DN33 3	16/06/2023	248000	252955	FALSE	House	Detached	106	2339.62	2386.37	Freehold
20, Rubens Close, Scartho Top, Grimsby DN33 3TY	DN33 3TY	DN33 3	30/04/2025	229950	231510	TRUE	House	Semi_Detach	97	2370.62	2386.7	Freehold
6, Bytham Close, Scartho Top, Grimsby DN33 3TL	DN33 3TL	DN33 3	25/02/2022	249995	269815	TRUE	House	Detached	113	2212.35	2387.74	Freehold
9, Trefoil Close, Grimsby DN33 3BB	DN33 3BB	DN33 3	22/04/2022	147000	162433	FALSE	House	Terraced	68	2161.76	2388.72	Freehold
26, Vincent Road, Grimsby DN33 3SF	DN33 3SF	DN33 3	05/05/2023	180000	186389	FALSE	House	Detached	78	2307.69	2389.6	Freehold
7, Primrose Avenue, Scartho Top, Grimsby DN33 3ET	DN33 3ET	DN33 3	13/12/2024	200000	203128	TRUE	House	Semi_Detach	85	2352.94	2389.74	Freehold
18, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	29/09/2023	154950	160336	TRUE	House	Terraced	67	2312.69	2393.07	Freehold
16, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	13/09/2023	154950	160336	TRUE	House	Terraced	67	2312.69	2393.07	Freehold
24, Rubens Close, Scartho Top, Grimsby DN33 3TY	DN33 3TY	DN33 3	19/06/2025	329950	342357	TRUE	House	Detached	143	2307.34	2394.1	Freehold
101, Fenwick Road, Scartho Top, Grimsby DN33 3ST	DN33 3ST	DN33 3	27/01/2022	309950	335232	TRUE	House	Detached	140	2213.93	2394.51	Freehold
42, Fairfield Road, Grimsby DN33 3DU	DN33 3DU	DN33 3	13/10/2023	268000	275422	FALSE	House	Semi_Detach	115	2330.43	2394.97	Freehold
35, Boundary Road, Grimsby DN33 3BG	DN33 3BG	DN33 3	26/01/2024	162500	172459	FALSE	House	Semi_Detach	72	2256.94	2395.26	Freehold
8a, Sandgate Close, Scartho Top, Grimsby DN33 3TD	DN33 3TD	DN33 3	13/03/2026	145000	143755	FALSE	House	Semi_Detach	60	2416.67	2395.92	Freehold
6, Amesbury Avenue, Grimsby DN33 3HR	DN33 3HR	DN33 3	09/09/2022	200000	201357	FALSE	Bungalow	Semi_Detach	84	2380.95	2397.11	Leasehold
15, Caspian Crescent, Scartho Top, Grimsby DN33 3RZ	DN33 3RZ	DN33 3	28/06/2024	192500	201376	FALSE	House	Detached	84	2291.67	2397.33	Freehold
5, Rubens Close, Scartho Top, Grimsby DN33 3TY	DN33 3TY	DN33 3	29/11/2024	224950	232560	TRUE	House	Semi_Detach	97	2319.07	2397.53	Freehold
4, Bulwick Avenue, Grimsby DN33 3BH	DN33 3BH	DN33 3	18/11/2022	390000	388478	FALSE	House	Detached	162	2407.41	2398.01	Freehold
19, Caspian Crescent, Scartho Top, Grimsby DN33 3RZ	DN33 3RZ	DN33 3	30/04/2024	165000	175112	FALSE	House	Semi_Detach	73	2260.27	2398.79	Freehold
10, Sandgate Close, Scartho Top, Grimsby DN33 3TD	DN33 3TD	DN33 3	21/04/2023	202000	211097	FALSE	House	Detached	88	2295.45	2398.83	Freehold
14, Primrose Avenue, Scartho Top, Grimsby DN33 3ET	DN33 3ET	DN33 3	28/06/2024	266000	278264	TRUE	House	Detached	116	2293.1	2398.83	Freehold
17, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	12/01/2024	149950	160749	TRUE	House	Terraced	67	2238.06	2399.24	Freehold
31, Ancaster Avenue, Grimsby DN33 3LH	DN33 3LH	DN33 3	29/02/2024	230000	242343	FALSE	House	Detached	101	2277.23	2399.44	Freehold
44, Emfield Road, Grimsby DN33 3BX	DN33 3BX	DN33 3	04/08/2023	168000	170505	FALSE	House	Detached	71	2366.2	2401.48	Freehold
26, Bridges Close, Scartho Top, Grimsby DN33 3FS	DN33 3FS	DN33 3	28/03/2024	181275	192188	TRUE	House	Semi_Detach	80	2265.94	2402.35	Freehold
14, Florina Place, Scartho Top, Grimsby DN33 3TT	DN33 3TT	DN33 3	20/10/2022	309950	309950	TRUE	House	Detached	129	2402.71	2402.71	Freehold
2, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	16/12/2024	220000	221083	TRUE	House	Detached	92	2391.3	2403.08	Freehold
28, Bridges Close, Scartho Top, Grimsby DN33 3FS	DN33 3FS	DN33 3	12/04/2024	181276	192386	TRUE	House	Semi_Detach	80	2265.95	2404.82	Freehold
23, Hampstead Park, Scartho Top, Grimsby DN33 3RW	DN33 3RW	DN33 3	03/06/2025	159950	168377	FALSE	House	Semi_Detach	70	2285	2405.39	Freehold
17, Bellflower Road, Grimsby DN33 3AZ	DN33 3AZ	DN33 3	07/02/2022	192000	211771	FALSE	House	Semi_Detach	88	2181.82	2406.49	Freehold
19, Lilac Court, Grimsby DN33 3LR	DN33 3LR	DN33 3	12/02/2024	134500	134778	FALSE	House	Flat	56	2401.79	2406.75	Leasehold
81, Ancaster Avenue, Grimsby DN33 3LP	DN33 3LP	DN33 3	15/05/2025	190000	195069	FALSE	House	Semi_Detach	81	2345.68	2408.26	Freehold
31, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	18/04/2024	224950	238737	TRUE	House	Semi_Detach	99	2272.22	2411.48	Freehold
32, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	17/04/2024	224950	238737	TRUE	House	Semi_Detach	99	2272.22	2411.48	Freehold
6, Esther Way, Scartho Top, Grimsby DN33 3GN	DN33 3GN	DN33 3	30/05/2025	148000	152087	FALSE	House	Terraced	63	2349.21	2414.08	Freehold
10, Pennistone Place, Scartho Top, Grimsby DN33 3SS	DN33 3SS	DN33 3	03/09/2025	135000	142546	FALSE	House	Semi_Detach	59	2288.14	2416.03	Freehold
8, Foxtail Close, Grimsby DN33 3BF	DN33 3BF	DN33 3	27/09/2024	195000	203011	FALSE	House	Semi_Detach	84	2321.43	2416.8	Freehold
58, Brookfield Road, Grimsby DN33 3JL	DN33 3JL	DN33 3	24/03/2023	202000	219998	FALSE	House	Semi_Detach	91	2219.78	2417.56	Freehold
1, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	20/05/2022	294950	312066	TRUE	House	Detached	129	2286.43	2419.12	Freehold
7, Allestree Drive, Grimsby DN33 3DX	DN33 3DX	DN33 3	02/11/2022	265000	263966	FALSE	House	Detached	109	2431.19	2421.71	Freehold
19, Spall Close, Scartho Top, Grimsby DN33 3GL	DN33 3GL	DN33 3	31/03/2022	217000	232484	FALSE	House	Detached	96	2260.42	2421.71	Freehold
14, Rivan Avenue, Grimsby DN33 3BJ	DN33 3BJ	DN33 3	29/11/2022	165000	167254	FALSE	Bungalow	Semi_Detach	69	2391.3	2423.97	Freehold
44, Boundary Road, Grimsby DN33 3BD	DN33 3BD	DN33 3	25/03/2022	222500	243089	FALSE	House	Semi_Detach	100	2225	2430.89	Freehold
24, Clovelly Way, Grimsby DN33 3FT	DN33 3FT	DN33 3	06/06/2025	272500	286857	TRUE	House	Semi_Detach	118	2309.32	2430.99	Freehold
19, Rubens Close, Scartho Top, Grimsby DN33 3TY	DN33 3TY	DN33 3	23/05/2025	229950	236085	TRUE	House	Semi_Detach	97	2370.62	2433.87	Freehold
11, Rubens Close, Scartho Top, Grimsby DN33 3TY	DN33 3TY	DN33 3	07/03/2025	214950	216618	TRUE	House	Semi_Detach	89	2415.17	2433.91	Freehold
11, Edinburgh Way, Scartho Top, Grimsby DN33 3TG	DN33 3TG	DN33 3	08/03/2024	200000	209651	FALSE	House	Detached	86	2325.58	2437.8	Freehold
12, Emfield Grove, Grimsby DN33 3BS	DN33 3BS	DN33 3	24/03/2026	160000	158626	FALSE	Bungalow	Semi_Detach	65	2461.54	2440.4	Freehold
9, Bytham Close, Scartho Top, Grimsby DN33 3TL	DN33 3TL	DN33 3	04/02/2022	189995	205058	TRUE	House	Detached	84	2261.85	2441.17	Freehold
6, Dawlish Road, Grimsby DN33 3DN	DN33 3DN	DN33 3	04/02/2022	215000	232045	FALSE	Bungalow	Detached	95	2263.16	2442.58	Freehold
10, Odin Court, Scartho Top, Grimsby DN33 3RH	DN33 3RH	DN33 3	26/03/2025	275500	276041	FALSE	House	Detached	113	2438.05	2442.84	Freehold
73, Fallowfield Road, Grimsby DN33 3HD	DN33 3HD	DN33 3	24/10/2022	217500	217500	FALSE	House	Detached	89	2443.82	2443.82	Freehold
75, Fallowfield Road, Grimsby DN33 3HD	DN33 3HD	DN33 3	24/06/2022	285000	296319	FALSE	House	Detached	121	2355.37	2448.92	Freehold
14, Bellflower Road, Grimsby DN33 3AZ	DN33 3AZ	DN33 3	13/12/2024	215000	218363	FALSE	House	Semi_Detach	89	2415.73	2453.52	Freehold
12, Springfield Road, Grimsby DN33 3LB	DN33 3LB	DN33 3	14/01/2022	175000	193843	FALSE	House	Semi_Detach	79	2215.19	2453.71	Freehold
30, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	28/03/2024	259950	272494	TRUE	House	Detached	111	2341.89	2454.9	Freehold
39, Buckingham Grove, Scartho Top, Grimsby DN33 3R	DN33 3RR	DN33 3	04/10/2024	121000	125330	FALSE	House	Terraced	51	2372.55	2457.45	Freehold
9, Windermere Avenue, Grimsby DN33 3BN	DN33 3BN	DN33 3	04/10/2024	166000	172130	FALSE	Bungalow	Semi_Detach	70	2371.43	2459	Freehold
83, Fenwick Road, Scartho Top, Grimsby DN33 3ST	DN33 3ST	DN33 3	29/04/2022	294950	317328	TRUE	House	Detached	129	2286.43	2459.91	Freehold
46, Sheldon Road, Scartho Top, Grimsby DN33 3GB	DN33 3GB	DN33 3	19/07/2023	189950	199352	FALSE	House	Semi_Detach	81	2345.06	2461.14	Freehold
5, Brookfield Road, Grimsby DN33 3JZ	DN33 3JZ	DN33 3	24/03/2023	165000	179701	FALSE	House	Semi_Detach	73	2260.27	2461.66	Freehold
7a, Sandgate Close, Scartho Top, Grimsby DN33 3TD	DN33 3TD	DN33 3	31/10/2025	143500	147767	FALSE	House	Semi_Detach	60	2391.67	2462.78	Freehold
19, Bluebell Road, Grimsby DN33 3AY	DN33 3AY	DN33 3	14/04/2022	199950	219375	FALSE	House	Semi_Detach	89	2246.63	2464.89	Freehold
51, Emfield Road, Grimsby DN33 3BT	DN33 3BT	DN33 3	09/05/2023	150000	155325	FALSE	Bungalow	Detached	63	2380.95	2465.48	Freehold
17, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	24/06/2024	200000	209899	TRUE	House	Semi_Detach	85	2352.94	2469.4	Freehold
72, Bridges Close, Scartho Top, Grimsby DN33 3FS	DN33 3FS	DN33 3	24/02/2025	221000	222306	TRUE	House	Detached	90	2455.56	2470.07	Freehold
23c, Coniston Avenue, Grimsby DN33 3EE	DN33 3EE	DN33 3	01/08/2024	177000	182912	FALSE	House	Detached	74	2391.89	2471.78	Freehold
63, Watson Drive, Scartho Top, Grimsby DN33 3FR	DN33 3FR	DN33 3	31/03/2025	259995	262012	TRUE	House	Semi_Detach	106	2452.78	2471.81	Freehold
36, Vincent Road, Grimsby DN33 3SF	DN33 3SF	DN33 3	12/01/2022	270000	292023	FALSE	House	Detached	118	2288.14	2474.77	Freehold
9, Walsh Gardens, Scartho Top, Grimsby DN33 3SB	DN33 3SB	DN33 3	16/09/2022	159950	161035	FALSE	House	Semi_Detach	65	2460.77	2477.46	Freehold
72, Fenwick Road, Scartho Top, Grimsby DN33 3ST	DN33 3ST	DN33 3	09/09/2024	334950	347192	TRUE	House	Detached	140	2392.5	2479.94	Freehold
1, Emfield Grove, Grimsby DN33 3BS	DN33 3BS	DN33 3	14/03/2025	160000	161242	FALSE	Bungalow	Semi_Detach	65	2461.54	2480.65	Freehold
77, Fenwick Road, Scartho Top, Grimsby DN33 3SJ	DN33 3SJ	DN33 3	11/02/2022	134995	148896	TRUE	House	Semi_Detach	60	2249.92	2481.6	Freehold
22, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	31/10/2023	214950	220903	TRUE	House	Semi_Detach	89	2415.17	2482.06	Freehold
21, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	31/10/2023	214950	220903	TRUE	House	Semi_Detach	89	2415.17	2482.06	Freehold
40, Bridges Close, Scartho Top, Grimsby DN33 3FS	DN33 3FS	DN33 3	29/11/2024	304995	312965	TRUE	House	Detached	126	2420.6	2483.85	Freehold
42, Bridges Close, Scartho Top, Grimsby DN33 3FS	DN33 3FS	DN33 3	29/11/2024	304995	312965	TRUE	House	Detached	126	2420.6	2483.85	Freehold
32, Bridges Close, Scartho Top, Grimsby DN33 3FS	DN33 3FS	DN33 3	28/03/2024	187455	198741	TRUE	House	Semi_Detach	80	2343.19	2484.26	Freehold
12, Freyja Croft, Scartho Top, Grimsby DN33 3RN	DN33 3RN	DN33 3	28/06/2022	159950	169062	FALSE	House	Semi_Detach	68	2352.21	2486.21	Freehold
9, Buckingham Grove, Scartho Top, Grimsby DN33 3RR	DN33 3RR	DN33 3	08/07/2024	150000	156633	FALSE	House	Semi_Detach	63	2380.95	2486.24	Freehold
8, Edinburgh Way, Scartho Top, Grimsby DN33 3TG	DN33 3TG	DN33 3	11/05/2023	141000	149184	FALSE	House	Semi_Detach	60	2350	2486.4	Freehold
64, Bridges Close, Scartho Top, Grimsby DN33 3FS	DN33 3FS	DN33 3	06/03/2025	256496	256999	TRUE	House	Detached	103	2490.25	2495.14	Freehold
12, Emfield Road, Grimsby DN33 3BP	DN33 3BP	DN33 3	01/06/2022	163000	172286	FALSE	Bungalow	Semi_Detach	69	2362.32	2496.9	Freehold
2, Bytham Close, Scartho Top, Grimsby DN33 3TL	DN33 3TL	DN33 3	19/12/2025	200000	199808	FALSE	House	Semi_Detach	80	2500	2497.6	Freehold
9, Rubens Close, Scartho Top, Grimsby DN33 3TY	DN33 3TY	DN33 3	24/01/2025	164950	167530	TRUE	House	Semi_Detach	67	2461.94	2500.45	Freehold
5, Wren Crescent, Scartho Top, Grimsby DN33 3RA	DN33 3RA	DN33 3	22/01/2025	165000	167581	FALSE	House	Semi_Detach	67	2462.69	2501.21	Freehold
28, Belgrave Road, Scartho Top, Grimsby DN33 3RS	DN33 3RS	DN33 3	10/02/2023	140000	150114	FALSE	House	Semi_Detach	60	2333.33	2501.9	Freehold
29, Pasture Lane, Scartho Top, Grimsby DN33 3TF	DN33 3TF	DN33 3	15/11/2024	300000	307839	FALSE	House	Detached	123	2439.02	2502.76	Freehold
11, Fairfield Avenue, Grimsby DN33 3DS	DN33 3DS	DN33 3	21/02/2025	290000	295402	FALSE	House	Semi_Detach	118	2457.63	2503.41	Freehold
83, Windermere Avenue, Grimsby DN33 3DB	DN33 3DB	DN33 3	01/11/2024	164950	170530	FALSE	House	Semi_Detach	68	2425.74	2507.79	Freehold
10, Rubens Close, Scartho Top, Grimsby DN33 3TY	DN33 3TY	DN33 3	17/01/2025	219950	223390	TRUE	House	Semi_Detach	89	2471.35	2510	Freehold
2, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	28/02/2023	319950	336425	TRUE	House	Detached	134	2387.69	2510.63	Freehold
52, Thornbury Drive, Scartho Top, Grimsby DN33 3TR	DN33 3TR	DN33 3	28/01/2022	195000	210906	FALSE	House	Detached	84	2321.43	2510.79	Freehold
67, Ancaster Avenue, Grimsby DN33 3LH	DN33 3LH	DN33 3	28/11/2025	174000	175862	FALSE	House	Semi_Detach	70	2485.71	2512.31	Freehold
1, Belgrave Road, Scartho Top, Grimsby DN33 3RS	DN33 3RS	DN33 3	31/05/2022	140000	150892	FALSE	House	Semi_Detach	60	2333.33	2514.87	Freehold
17, Bluebell Road, Grimsby DN33 3AY	DN33 3AY	DN33 3	06/09/2024	215000	223833	FALSE	House	Semi_Detach	89	2415.73	2514.98	Freehold
13, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	26/09/2025	160000	168574	FALSE	House	Terraced	67	2388.06	2516.03	Freehold
2, Bracken Park, Grimsby DN33 3LT	DN33 3LT	DN33 3	02/05/2025	280000	284458	FALSE	Bungalow	Detached	113	2477.88	2517.33	Freehold
41, Wren Crescent, Scartho Top, Grimsby DN33 3RA	DN33 3RA	DN33 3	14/01/2022	270000	292023	FALSE	House	Detached	116	2327.59	2517.44	Freehold
25, Windermere Avenue, Grimsby DN33 3DE	DN33 3DE	DN33 3	06/01/2023	143000	148577	FALSE	Bungalow	Semi_Detach	59	2423.73	2518.25	Freehold
16, Rivan Avenue, Grimsby DN33 3BJ	DN33 3BJ	DN33 3	17/06/2022	155000	163830	FALSE	Bungalow	Semi_Detach	65	2384.62	2520.46	Freehold
48, Sheldon Road, Scartho Top, Grimsby DN33 3GB	DN33 3GB	DN33 3	29/08/2025	195000	206740	FALSE	House	Semi_Detach	82	2378.05	2521.22	Freehold
16, Rubens Close, Scartho Top, Grimsby DN33 3TY	DN33 3TY	DN33 3	30/04/2025	222950	224462	TRUE	House	Semi_Detach	89	2505.06	2522.04	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
13, Belgrave Road, Scartho Top, Grimsby DN33 3RS	DN33 3RS	DN33 3	06/06/2025	119000	126142	FALSE	House	Terraced	50	2380	2522.84	Freehold
70, Fenwick Road, Scartho Top, Grimsby DN33 3ST	DN33 3ST	DN33 3	15/08/2024	314950	325470	TRUE	House	Detached	129	2441.47	2523.02	Freehold
23, Horseshoe Close, Grimsby DN33 3BA	DN33 3BA	DN33 3	29/07/2022	273000	275428	FALSE	House	Detached	109	2504.59	2526.86	Freehold
24, Bridges Close, Scartho Top, Grimsby DN33 3FS	DN33 3FS	DN33 3	27/09/2024	299995	310959	TRUE	House	Detached	123	2438.98	2528.12	Freehold
7, Clovelly Way, Grimsby DN33 3FT	DN33 3FT	DN33 3	31/10/2025	419950	430059	TRUE	House	Detached	170	2470.29	2529.76	Freehold
29, Sheldon Road, Scartho Top, Grimsby DN33 3GA	DN33 3GA	DN33 3	26/07/2024	169950	177088	FALSE	House	Terraced	70	2427.86	2529.83	Freehold
6, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	31/03/2023	289950	308695	TRUE	House	Detached	122	2376.64	2530.29	Freehold
3, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	23/03/2023	289950	308695	TRUE	House	Detached	122	2376.64	2530.29	Freehold
7, Kendall Court, Scartho Top, Grimsby DN33 3FG	DN33 3FG	DN33 3	06/01/2025	300000	301180	TRUE	Bungalow	Detached	119	2521.01	2530.92	Freehold
18, Florina Place, Scartho Top, Grimsby DN33 3TT	DN33 3TT	DN33 3	23/01/2023	319950	326669	TRUE	House	Detached	129	2480.23	2532.32	Freehold
24, Honeysuckle Drive, Scartho Top, Grimsby DN33 3FA	DN33 3FA	DN33 3	31/03/2025	215000	215422	TRUE	House	Detached	85	2529.41	2534.38	Freehold
12, Aldred Gardens, Scartho Top, Grimsby DN33 3SD	DN33 3SD	DN33 3	29/11/2024	152500	157659	FALSE	House	Semi_Detach	62	2459.68	2542.89	Freehold
44, Coniston Avenue, Grimsby DN33 3EG	DN33 3EG	DN33 3	27/05/2022	169950	183172	FALSE	House	Semi_Detach	72	2360.42	2544.06	Freehold
6, Rubens Close, Scartho Top, Grimsby DN33 3TY	DN33 3TY	DN33 3	09/12/2024	167950	170577	TRUE	House	Semi_Detach	67	2506.72	2545.93	Freehold
4, Gill Court, Scartho Top, Grimsby DN33 3SH	DN33 3SH	DN33 3	03/02/2025	145000	147701	FALSE	House	Semi_Detach	58	2500	2546.57	Freehold
17, Rubens Close, Scartho Top, Grimsby DN33 3TY	DN33 3TY	DN33 3	28/03/2025	224950	226695	TRUE	House	Semi_Detach	89	2527.53	2547.13	Freehold
63, Amesbury Avenue, Grimsby DN33 3HT	DN33 3HT	DN33 3	05/12/2023	187500	196145	FALSE	Bungalow	Detached	77	2435.06	2547.34	Freehold
65, Springfield Road, Grimsby DN33 3LG	DN33 3LG	DN33 3	14/09/2022	189950	191238	FALSE	House	Semi_Detach	75	2532.67	2549.84	Freehold
18, Caspian Crescent, Scartho Top, Grimsby DN33 3RZ	DN33 3RZ	DN33 3	19/04/2022	194500	209257	FALSE	House	Detached	82	2371.95	2551.91	Freehold
14, Bayons Avenue, Grimsby DN33 3LN	DN33 3LN	DN33 3	14/02/2025	178000	181316	FALSE	House	Semi_Detach	71	2507.04	2553.75	Freehold
34, Lavenham Road, Grimsby DN33 3HL	DN33 3HL	DN33 3	12/09/2022	165000	166119	FALSE	Bungalow	Semi_Detach	65	2538.46	2555.68	Freehold
47, Windermere Avenue, Grimsby DN33 3DE	DN33 3DE	DN33 3	18/07/2023	189950	199352	FALSE	Bungalow	Semi_Detach	78	2435.26	2555.79	Freehold
3, Coniston Avenue, Grimsby DN33 3EE	DN33 3EE	DN33 3	17/12/2024	140000	140689	FALSE	Bungalow	Detached	55	2545.45	2557.98	Freehold
9, Wren Crescent, Scartho Top, Grimsby DN33 3RA	DN33 3RA	DN33 3	08/12/2023	235000	245835	FALSE	House	Detached	96	2447.92	2560.78	Freehold
11, Vincent Road, Grimsby DN33 3SF	DN33 3SF	DN33 3	13/03/2026	145000	143454	FALSE	House	Detached	56	2589.29	2561.68	Freehold
23, Wren Crescent, Scartho Top, Grimsby DN33 3RA	DN33 3RA	DN33 3	28/03/2023	260000	276809	FALSE	House	Detached	108	2407.41	2563.05	Freehold
22, Kiddier Avenue, Grimsby DN33 3DA	DN33 3DA	DN33 3	28/11/2024	137500	141093	FALSE	Bungalow	Detached	55	2500	2565.33	Freehold
55, Lavenham Road, Grimsby DN33 3HJ	DN33 3HJ	DN33 3	21/11/2022	185000	187527	FALSE	Bungalow	Semi_Detach	73	2534.25	2568.86	Freehold
22, Sagefield Close, Grimsby DN33 3PD	DN33 3PD	DN33 3	29/07/2022	269950	272351	FALSE	House	Detached	106	2546.7	2569.35	Freehold
89, Ancaster Avenue, Grimsby DN33 3LP	DN33 3LP	DN33 3	18/08/2025	175000	185536	FALSE	House	Semi_Detach	72	2430.56	2576.89	Freehold
3, Gill Court, Scartho Top, Grimsby DN33 3SH	DN33 3SH	DN33 3	30/04/2024	136000	144335	FALSE	House	Semi_Detach	56	2428.57	2577.41	Freehold
42, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	27/04/2023	229950	250113	TRUE	House	Terraced	97	2370.62	2578.48	Freehold
37, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	30/04/2025	228000	227332	TRUE	House	Detached	88	2590.91	2583.32	Freehold
1, Waterloo Drive, Scartho Top, Grimsby DN33 3SQ	DN33 3SQ	DN33 3	11/04/2025	197000	196423	FALSE	House	Detached	76	2592.11	2584.51	Freehold
89, Worlaby Road, Grimsby DN33 3JR	DN33 3JR	DN33 3	15/01/2022	145000	160613	FALSE	Bungalow	Semi_Detach	62	2338.71	2590.53	Freehold
23, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	07/05/2024	319950	334359	TRUE	House	Detached	129	2480.23	2591.93	Freehold
36, Langdale Avenue, Grimsby DN33 3HN	DN33 3HN	DN33 3	17/12/2025	225000	223251	FALSE	House	Detached	86	2616.28	2595.94	Freehold
40, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	31/03/2025	228000	228447	TRUE	House	Detached	88	2590.91	2595.99	Freehold
5, Esther Way, Scartho Top, Grimsby DN33 3GN	DN33 3GN	DN33 3	01/03/2024	150000	159031	FALSE	House	Semi_Detach	61	2459.02	2607.07	Freehold
8, Wallis Court, Grimsby DN33 3SP	DN33 3SP	DN33 3	05/12/2025	250000	248056	FALSE	House	Detached	95	2631.58	2611.12	Freehold
1, Hampstead Park, Scartho Top, Grimsby DN33 3RW	DN33 3RW	DN33 3	23/08/2022	168000	170129	FALSE	House	Semi_Detach	65	2584.62	2617.37	Freehold
13, Fairfield Avenue, Grimsby DN33 3DS	DN33 3DS	DN33 3	29/08/2023	183000	188628	FALSE	Bungalow	Semi_Detach	72	2541.67	2619.83	Freehold
16, Primrose Avenue, Scartho Top, Grimsby DN33 3ET	DN33 3ET	DN33 3	06/09/2024	252750	261988	TRUE	House	Detached	100	2527.5	2619.88	Freehold
1, Kiddier Avenue, Grimsby DN33 3DA	DN33 3DA	DN33 3	09/01/2026	177000	175815	FALSE	Bungalow	Semi_Detach	67	2641.79	2624.1	Freehold
22, Bellflower Road, Grimsby DN33 3AZ	DN33 3AZ	DN33 3	31/03/2022	347900	372724	FALSE	House	Detached	142	2450	2624.82	Freehold
28, Fallowfield Road, Grimsby DN33 3EY	DN33 3EY	DN33 3	06/10/2023	161000	165459	FALSE	Bungalow	Semi_Detach	63	2555.56	2626.33	Freehold
30, Hampstead Park, Scartho Top, Grimsby DN33 3RW	DN33 3RW	DN33 3	21/11/2025	156000	157669	FALSE	House	Semi_Detach	60	2600	2627.82	Freehold
7, Wren Crescent, Scartho Top, Grimsby DN33 3RA	DN33 3RA	DN33 3	01/06/2022	217500	226138	FALSE	House	Detached	86	2529.07	2629.51	Freehold
34, Fallowfield Road, Grimsby DN33 3EY	DN33 3EY	DN33 3	01/11/2024	168000	173684	FALSE	Bungalow	Semi_Detach	66	2545.45	2631.58	Freehold
11, Thornbury Drive, Scartho Top, Grimsby DN33 3TR	DN33 3TR	DN33 3	31/05/2022	146500	157898	FALSE	House	Semi_Detach	60	2441.67	2631.63	Freehold
63, Boundary Road, Grimsby DN33 3BQ	DN33 3BQ	DN33 3	27/09/2024	139220	144939	FALSE	Bungalow	Semi_Detach	55	2531.27	2635.25	Freehold
7, Aldred Gardens, Scartho Top, Grimsby DN33 3SD	DN33 3SD	DN33 3	11/11/2025	205000	206009	FALSE	House	Detached	78	2628.21	2641.14	Freehold
73, Ancaster Avenue, Grimsby DN33 3LH	DN33 3LH	DN33 3	18/02/2022	185000	204050	FALSE	House	Semi_Detach	77	2402.6	2650	Freehold
25, Rubens Close, Scartho Top, Grimsby DN33 3TY	DN33 3TY	DN33 3	19/06/2025	329950	342357	TRUE	House	Detached	129	2557.75	2653.93	Freehold
7, Bayons Avenue, Grimsby DN33 3LN	DN33 3LN	DN33 3	14/03/2022	218000	233555	FALSE	House	Detached	88	2477.27	2654.03	Freehold
5, Totnes Road, Grimsby DN33 3DL	DN33 3DL	DN33 3	25/09/2024	197500	204718	FALSE	Bungalow	Detached	77	2564.94	2658.68	Freehold
8, Clovelly Way, Grimsby DN33 3FT	DN33 3FT	DN33 3	28/11/2025	242500	245095	TRUE	House	Semi_Detach	92	2635.87	2664.08	Freehold
4, Rivan Avenue, Grimsby DN33 3BJ	DN33 3BJ	DN33 3	13/07/2023	165000	173167	FALSE	Bungalow	Semi_Detach	65	2538.46	2664.11	Freehold
3, Fulham Park, Scartho Top, Grimsby DN33 3RP	DN33 3RP	DN33 3	23/07/2025	190000	202706	FALSE	Bungalow	Detached	76	2500	2667.18	Freehold
42, Ancaster Avenue, Grimsby DN33 3LL	DN33 3LL	DN33 3	25/09/2024	185000	192600	FALSE	House	Semi_Detach	72	2569.44	2675	Freehold
16, Clovelly Way, Grimsby DN33 3FT	DN33 3FT	DN33 3	16/05/2025	237500	243836	TRUE	House	Semi_Detach	91	2609.89	2679.52	Freehold
9, Clovelly Way, Grimsby DN33 3FT	DN33 3FT	DN33 3	26/09/2025	359950	378096	TRUE	House	Detached	141	2552.84	2681.53	Freehold
14, Rinovia Drive, Scartho Top, Grimsby DN33 3GE	DN33 3GE	DN33 3	14/04/2022	163000	180112	FALSE	House	Terraced	67	2432.84	2688.24	Freehold
25, Buckingham Grove, Scartho Top, Grimsby DN33 3R	DN33 3RR	DN33 3	17/11/2025	133000	134423	FALSE	House	Semi_Detach	50	2660	2688.46	Freehold
12, Honeysuckle Drive, Scartho Top, Grimsby DN33 3FA	DN33 3FA	DN33 3	26/06/2025	147250	156088	TRUE	House	Terraced	58	2538.79	2691.17	Freehold
8, Bayons Avenue, Grimsby DN33 3LN	DN33 3LN	DN33 3	05/01/2023	184000	191176	FALSE	House	Semi_Detach	71	2591.55	2692.62	Freehold
9, Orchid Grove, Scartho Top, Grimsby DN33 3FD	DN33 3FD	DN33 3	20/12/2024	236000	237161	TRUE	House	Detached	88	2681.82	2695.01	Freehold
18, Primrose Avenue, Scartho Top, Grimsby DN33 3ET	DN33 3ET	DN33 3	27/06/2024	228000	238512	TRUE	House	Detached	88	2590.91	2710.36	Freehold
38, Coniston Avenue, Grimsby DN33 3EG	DN33 3EG	DN33 3	27/10/2023	140000	143877	FALSE	Bungalow	Semi_Detach	53	2641.51	2714.66	Freehold
38, Bridges Close, Scartho Top, Grimsby DN33 3FS	DN33 3FS	DN33 3	27/09/2024	269995	279863	TRUE	House	Detached	103	2621.31	2717.12	Freehold
26, Honeysuckle Drive, Scartho Top, Grimsby DN33 3FA	DN33 3FA	DN33 3	31/03/2025	250000	250491	TRUE	House	Detached	92	2717.39	2722.73	Freehold
44, Wren Crescent, Scartho Top, Grimsby DN33 3RB	DN33 3RB	DN33 3	24/03/2023	150000	163365	FALSE	House	Semi_Detach	60	2500	2722.75	Freehold
53, Worlaby Road, Grimsby DN33 3JU	DN33 3JU	DN33 3	27/03/2024	180000	190837	FALSE	Bungalow	Semi_Detach	70	2571.43	2726.24	Freehold
21, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	21/12/2023	299995	313827	TRUE	House	Detached	115	2608.65	2728.93	Freehold
4, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	18/12/2023	299995	313827	TRUE	House	Detached	115	2608.65	2728.93	Freehold
40, Buckingham Grove, Scartho Top, Grimsby DN33 3R	DN33 3RR	DN33 3	23/10/2024	124000	128437	FALSE	House	Terraced	47	2638.3	2732.7	Freehold
13, Sheldon Road, Scartho Top, Grimsby DN33 3GA	DN33 3GA	DN33 3	21/11/2022	225000	224122	FALSE	House	Detached	82	2743.9	2733.2	Freehold
20, Rivan Avenue, Grimsby DN33 3BJ	DN33 3BJ	DN33 3	16/09/2022	155000	156051	FALSE	Bungalow	Semi_Detach	57	2719.3	2737.74	Freehold
11, Pelham Avenue, Grimsby DN33 3NA	DN33 3NA	DN33 3	28/02/2025	305000	306803	FALSE	Bungalow	Detached	112	2723.21	2739.31	Freehold
41, Emfield Road, Grimsby DN33 3BT	DN33 3BT	DN33 3	19/05/2023	188000	194673	FALSE	Bungalow	Detached	71	2647.89	2741.87	Freehold
87, Windermere Avenue, Grimsby DN33 3DB	DN33 3DB	DN33 3	08/06/2022	230000	239134	FALSE	House	Detached	87	2643.68	2748.67	Freehold
12, Adelphi Drive, Grimsby DN33 3DT	DN33 3DT	DN33 3	05/07/2023	175500	184186	FALSE	House	Semi_Detach	67	2619.4	2749.04	Freehold
10, Clovelly Way, Grimsby DN33 3FT	DN33 3FT	DN33 3	05/09/2025	240000	253415	TRUE	House	Semi_Detach	92	2608.7	2754.51	Freehold
5, Bellflower Road, Grimsby DN33 3AZ	DN33 3AZ	DN33 3	19/05/2025	350000	355572	FALSE	House	Detached	129	2713.18	2756.37	Freehold
20, Clovelly Way, Grimsby DN33 3FT	DN33 3FT	DN33 3	08/07/2025	236000	254097	TRUE	House	Semi_Detach	92	2565.22	2761.92	Freehold
12, Sheldon Road, Scartho Top, Grimsby DN33 3GB	DN33 3GB	DN33 3	13/12/2024	215000	216058	FALSE	House	Detached	78	2756.41	2769.97	Freehold
7, Windlesham Avenue, Grimsby DN33 3HW	DN33 3HW	DN33 3	02/08/2022	167000	169116	FALSE	Bungalow	Semi_Detach	61	2737.7	2772.39	Freehold
21a, Fairfield Avenue, Grimsby DN33 3DS	DN33 3DS	DN33 3	27/11/2024	295000	302709	FALSE	Bungalow	Detached	109	2706.42	2777.15	Freehold
10, Honeysuckle Drive, Scartho Top, Grimsby DN33 3FA	DN33 3FA	DN33 3	26/06/2025	152000	161123	TRUE	House	Terraced	58	2620.69	2777.98	Freehold
87, Ancaster Avenue, Grimsby DN33 3LP	DN33 3LP	DN33 3	01/06/2022	185000	195539	FALSE	House	Semi_Detach	70	2642.86	2793.41	Freehold
21, Sheldon Road, Scartho Top, Grimsby DN33 3GA	DN33 3GA	DN33 3	08/12/2025	219750	218042	FALSE	House	Detached	78	2817.31	2795.41	Freehold
17, Caspian Crescent, Scartho Top, Grimsby DN33 3RZ	DN33 3RZ	DN33 3	21/10/2022	205000	205000	FALSE	House	Detached	73	2808.22	2808.22	Freehold
96, Sheldon Road, Scartho Top, Grimsby DN33 3GB	DN33 3GB	DN33 3	13/12/2024	168500	171630	FALSE	House	Terraced	61	2762.3	2813.61	Freehold
1, Pennistone Place, Scartho Top, Grimsby DN33 3SS	DN33 3SS	DN33 3	24/01/2023	265000	270565	FALSE	House	Detached	96	2760.42	2818.39	Freehold
13, Kiddier Avenue, Grimsby DN33 3DA	DN33 3DA	DN33 3	27/01/2022	140000	155075	FALSE	Bungalow	Semi_Detach	55	2545.45	2819.55	Freehold
3, Buttercup Way, Scartho Top, Grimsby DN33 3ES	DN33 3ES	DN33 3	08/12/2023	270000	282449	TRUE	House	Detached	100	2700	2824.49	Freehold
8, Mordaunt Avenue, Grimsby DN33 3EJ	DN33 3EJ	DN33 3	31/03/2022	140000	149990	FALSE	Bungalow	Detached	53	2641.51	2830	Freehold
14, Clovelly Way, Grimsby DN33 3FT	DN33 3FT	DN33 3	25/07/2025	240000	258404	TRUE	House	Semi_Detach	91	2637.36	2839.6	Freehold
101, Emfield Road, Grimsby DN33 3BY	DN33 3BY	DN33 3	19/12/2022	230000	230225	FALSE	Bungalow	Detached	81	2839.51	2842.28	Freehold
4, Langdale Avenue, Grimsby DN33 3HN	DN33 3HN	DN33 3	12/01/2024	202000	210881	FALSE	Bungalow	Detached	74	2729.73	2849.74	Freehold
7, Coniston Avenue, Grimsby DN33 3EE	DN33 3EE	DN33 3	10/10/2025	167000	171020	FALSE	Bungalow	Detached	60	2783.33	2850.33	Freehold
124, Pelham Avenue, Grimsby DN33 3NF	DN33 3NF	DN33 3	28/03/2023	210000	223577	FALSE	Bungalow	Detached	78	2692.31	2866.37	Freehold
2, Kiddier Avenue, Grimsby DN33 3DA	DN33 3DA	DN33 3	23/08/2022	155000	155152	FALSE	Bungalow	Detached	54	2870.37	2873.19	Freehold
4, Aldred Gardens, Scartho Top, Grimsby DN33 3SD	DN33 3SD	DN33 3	31/10/2022	273000	273000	FALSE	House	Detached	95	2873.68	2873.68	Freehold
11, Rydal Avenue, Grimsby DN33 3EL	DN33 3EL	DN33 3	29/05/2024	302500	316123	FALSE	House	Detached	110	2750	2873.85	Freehold
30, Kiddier Avenue, Grimsby DN33 3DA	DN33 3DA	DN33 3	26/02/2025	143000	143845	FALSE	Bungalow	Detached	50	2860	2876.9	Freehold
2, Emfield Road, Grimsby DN33 3BP	DN33 3BP	DN33 3	28/06/2022	169000	178628	FALSE	Bungalow	Semi_Detach	62	2725.81	2881.1	Freehold
13, Clovelly Way, Grimsby DN33 3FT	DN33 3FT	DN33 3	21/11/2025	405000	406993	TRUE	House	Detached	141	2872.34	2886.48	Freehold
53, The Oval, Grimsby DN33 3NW	DN33 3NW	DN33 3	09/03/2022	235000	251768	FALSE	Bungalow	Detached	87	2701.15	2893.89	Freehold
129, Pelham Avenue, Grimsby DN33 3NG	DN33 3NG	DN33 3	16/01/2026	328000	324504	FALSE	Bungalow	Detached	112	2928.57	2897.36	Freehold
20, Primrose Avenue, Scartho Top, Grimsby DN33 3ET	DN33 3ET	DN33 3	28/06/2024	254995	266752	TRUE	House	Detached	92	2771.68	2899.48	Freehold
45, Pelham Avenue, Grimsby DN33 3NJ	DN33 3NJ	DN33 3	01/06/2022	307512	325030	FALSE	Bungalow	Semi_Detach	112	2745.64	2902.05	Freehold
4, Amesbury Avenue, Grimsby DN33 3HR	DN33 3HR	DN33 3	04/04/2025	165000	166119	FALSE	Bungalow	Semi_Detach	57	2894.74	2914.37	Freehold
19, Horseshoe Close, Grimsby DN33 3BA	DN33 3BA	DN33 3	24/07/2025	340000	362738	FALSE	House	Detached	124	2741.94	2925.31	Freehold
5, Lancaster Court, Scartho Top, Grimsby DN33 3SE	DN33 3SE	DN33 3	13/01/2023	190000	193990	FALSE	House	Detached	66	2878.79	2939.24	Freehold
12, Boundary Road, Grimsby DN33 3BD	DN33 3BD	DN33 3	29/04/2022	215000	235887	FALSE	House	Semi_Detach	80	2687.5	2948.59	Freehold
32, Asgard Way, Scartho Top, Grimsby DN33 3RJ	DN33 3RJ	DN33 3	22/08/2024	158000	163671	FALSE	House	Semi_Detach	55	2872.73	2975.84	Freehold
8, Kiddier Avenue, Grimsby DN33 3DA	DN33 3DA	DN33 3	06/05/2022	155000	163995	FALSE	Bungalow	Detached	55	2818.18	2981.73	Freehold
22, Hampstead Park, Scartho Top, Grimsby DN33 3RW	DN33 3RW	DN33 3	19/01/2024	135000	143274	FALSE	House	Semi_Detach	48	2812.5	2984.88	Freehold
7, Kiddier Avenue, Grimsby DN33 3DA	DN33 3DA	DN33 3	16/01/2026	155000	153963	FALSE	Bungalow	Semi_Detach	51	3039.22	3018.88	Freehold
32, Langdale Avenue, Grimsby DN33 3HN	DN33 3HN	DN33 3	21/07/2023	169950	175626	FALSE	Bungalow	Detached	58	2930.17	3028.03	Freehold
125, Pelham Avenue, Grimsby DN33 3NG	DN33 3NG	DN33 3	17/07/2024	320000	333048	FALSE	Bungalow	Detached	109	2935.78	3055.49	Freehold
45, Emfield Road, Grimsby DN33 3BT	DN33 3BT	DN33 3	26/07/2024	186000	193584	FALSE	Bungalow	Detached	63	2952.38	3072.76	Freehold
15, Amesbury Avenue, Grimsby DN33 3HR	DN33 3HR	DN33 3	23/09/2022	165000	163876	FALSE	Bungalow	Detached	53	3113.21	3092	Freehold
5, Kendall Court, Scartho Top, Grimsby DN33 3FG	DN33 3FG	DN33 3	13/11/2024	240000	248119	TRUE	Bungalow	Semi_Detach	80	3000	3101.49	Freehold
48, Langdale Avenue, Grimsby DN33 3HN	DN33 3HN	DN33 3	02/09/2022	200000	198638	FALSE	Bungalow	Detached	64	3125	3103.72	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
37, Fenwick Road, Scartho Top, Grimsby DN33 3SJ	DN33 3SJ	DN33 3	28/03/2024	173000	183415	FALSE	House	Semi_Detach	59	2932.2	3108.73	Freehold
57, The Oval, Grimsby DN33 3NW	DN33 3NW	DN33 3	20/03/2026	263500	260691	FALSE	Bungalow	Detached	83	3174.7	3140.86	Freehold
6, Totnes Road, Grimsby DN33 3DL	DN33 3DL	DN33 3	29/10/2024	230000	236724	FALSE	Bungalow	Detached	75	3066.67	3156.32	Freehold
76, Pelham Avenue, Grimsby DN33 3NQ	DN33 3NQ	DN33 3	17/09/2025	260000	273107	FALSE	Bungalow	Detached	86	3023.26	3175.66	Freehold
3, Kiddier Avenue, Grimsby DN33 3DA	DN33 3DA	DN33 3	01/07/2022	159950	163410	FALSE	Bungalow	Semi_Detach	51	3136.27	3204.12	Freehold
34, Buckingham Grove, Scartho Top, Grimsby DN33 3R	DN33 3RR	DN33 3	24/06/2022	147000	155823	FALSE	House	Terraced	47	3127.66	3315.38	Freehold
47, Boundary Road, Grimsby DN33 3BQ	DN33 3BQ	DN33 3	15/08/2025	192000	203559	FALSE	Bungalow	Semi_Detach	60	3200	3392.65	Freehold
3, Oxcombe Close, Grimsby DN33 3EZ	DN33 3EZ	DN33 3	02/11/2022	250000	249024	FALSE	Bungalow	Detached	72	3472.22	3458.67	Freehold
147, Pelham Avenue, Grimsby DN33 3NE	DN33 3NE	DN33 3	15/07/2022	320000	322846	FALSE	Bungalow	Detached	93	3440.86	3471.46	Freehold
4, Clovelly Way, Grimsby DN33 3FT	DN33 3FT	DN33 3	22/08/2025	249950	264998	TRUE	Bungalow	Semi_Detach	74	3377.7	3581.05	Freehold
38, Langdale Avenue, Grimsby DN33 3HN	DN33 3HN	DN33 3	29/08/2025	170000	179308	FALSE	Bungalow	Detached	50	3400	3586.16	Freehold
26, Torbay Drive, Grimsby DN33 3DQ	DN33 3DQ	DN33 3	19/04/2024	289540	304763	FALSE	Bungalow	Detached	83	3488.43	3671.84	Freehold
24, Bramley Close, Scartho Top, Grimsby DN33 3TZ	DN33 3TZ	DN33 3	27/10/2023	326880	334647	FALSE	House	Other	89	3672.81	3760.08	Freehold
		DN33 3 Average							91.4677661	2239.75679	2317.76987	
64, Elder Road, Grimsby DN34 4GE	DN34 4GE	DN34 4	22/09/2022	125000	125603	FALSE	House	Terraced	73	1712.33	1720.59	Freehold
30, College Street, Grimsby DN34 4TP	DN34 4TP	DN34 4	08/07/2025	175000	188420	FALSE	House	Semi_Detach	109	1605.5	1728.62	Freehold
2, Ashtree Avenue, Grimsby DN34 4RB	DN34 4RB	DN34 4	19/12/2024	185000	188436	FALSE	House	Terraced	109	1697.25	1728.77	Leasehold
40, Westhill Road, Grimsby DN34 4SF	DN34 4SF	DN34 4	16/05/2025	135000	138602	FALSE	House	Semi_Detach	80	1687.5	1732.53	Freehold
25, Wimborn Avenue, Grimsby DN34 4QS	DN34 4QS	DN34 4	29/11/2024	175000	180920	FALSE	House	Semi_Detach	104	1682.69	1739.62	Freehold
43, College Street, Grimsby DN34 4TN	DN34 4TN	DN34 4	31/07/2025	266000	283789	FALSE	House	Detached	163	1631.9	1741.04	Freehold
13, Landeck Avenue, Grimsby DN34 4PR	DN34 4PR	DN34 4	31/10/2024	159950	165674	FALSE	House	Terraced	95	1683.68	1743.94	Freehold
1, Kirmington Gardens, Grimsby DN34 4HG	DN34 4HG	DN34 4	15/06/2022	130000	137803	FALSE	House	Terraced	79	1645.57	1744.34	Freehold
49, Felstead Road, Grimsby DN34 4ET	DN34 4ET	DN34 4	07/08/2023	150000	155522	FALSE	House	Terraced	89	1685.39	1747.44	Freehold
37, Corinthian Avenue, Grimsby DN34 4QT	DN34 4QT	DN34 4	12/10/2022	132500	134566	FALSE	House	Terraced	77	1720.78	1747.61	Freehold
24, Carlton Road, Grimsby DN34 4PP	DN34 4PP	DN34 4	22/09/2023	165000	169906	FALSE	House	Semi_Detach	97	1701.03	1751.61	Freehold
41, Corinthian Avenue, Grimsby DN34 4QT	DN34 4QT	DN34 4	10/11/2025	130000	131515	FALSE	House	Terraced	75	1733.33	1753.53	Freehold
33, Elder Road, Grimsby DN34 4GD	DN34 4GD	DN34 4	28/02/2022	120500	133292	FALSE	House	Terraced	76	1585.53	1753.84	Freehold
4, St James Court, Grimsby DN34 4SX	DN34 4SX	DN34 4	24/10/2022	130000	122771	FALSE	House	Flat	70	1857.14	1753.87	Leasehold
10, St Anns Avenue, Grimsby DN34 4PW	DN34 4PW	DN34 4	01/07/2025	163000	175499	FALSE	House	Semi_Detach	100	1630	1754.99	Leasehold
14, Chelmsford Avenue, Grimsby DN34 4RZ	DN34 4RZ	DN34 4	01/07/2025	112500	121225	FALSE	House	Terraced	69	1630.43	1756.88	Freehold
27, Chelmsford Avenue, Grimsby DN34 4SA	DN34 4SA	DN34 4	16/05/2025	118000	121258	FALSE	House	Terraced	69	1710.14	1757.36	Freehold
9, Baroness Road, Grimsby DN34 4DP	DN34 4DP	DN34 4	16/01/2026	144000	142496	FALSE	House	Terraced	81	1777.78	1759.21	Freehold
12, Eaton Court, Grimsby DN34 4UD	DN34 4UD	DN34 4	27/03/2023	99950	102059	FALSE	House	Flat	58	1723.28	1759.64	Leasehold
40, Canterbury Drive, Grimsby DN34 4TS	DN34 4TS	DN34 4	15/07/2022	145000	148137	FALSE	House	Semi_Detach	84	1726.19	1763.54	Freehold
38, Corinthian Avenue, Grimsby DN34 4QT	DN34 4QT	DN34 4	04/04/2022	123000	135913	FALSE	House	Terraced	77	1597.4	1765.1	Freehold
18, Silver Birch Place, Grimsby DN34 4GF	DN34 4GF	DN34 4	15/11/2024	145000	150040	FALSE	House	Terraced	85	1705.88	1765.18	Freehold
145, Yarborough Road, Grimsby DN34 4EE	DN34 4EE	DN34 4	29/04/2022	145000	159087	FALSE	House	Semi_Detach	90	1611.11	1767.63	Freehold
11, Augusta Oaks, Grimsby DN34 4UG	DN34 4UG	DN34 4	25/03/2025	370000	370726	FALSE	House	Detached	209	1770.33	1773.81	Freehold
5, Elder Road, Grimsby DN34 4GD	DN34 4GD	DN34 4	21/01/2022	145000	161594	FALSE	House	Terraced	91	1593.41	1775.76	Freehold
158, Yarborough Road, Grimsby DN34 4DL	DN34 4DL	DN34 4	26/07/2024	145000	151090	FALSE	House	Terraced	85	1705.88	1777.53	Freehold
2c, Baroness Road, Grimsby DN34 4DP	DN34 4DP	DN34 4	07/04/2026	137000	135050	FALSE	House	Semi_Detach	75.94	1804.06	1778.38	Freehold
20, Baytree Avenue, Grimsby DN34 4RE	DN34 4RE	DN34 4	18/03/2022	105000	115655	FALSE	House	Terraced	65	1615.38	1779.31	Leasehold
4, Marcus Street, Grimsby DN34 4DS	DN34 4DS	DN34 4	28/04/2023	119500	129978	FALSE	House	Terraced	73	1636.99	1780.52	Freehold
14, Gosport Road, Grimsby DN34 4DZ	DN34 4DZ	DN34 4	23/09/2022	129500	130124	FALSE	House	Terraced	73	1773.97	1782.52	Freehold
81, Chelmsford Avenue, Grimsby DN34 4SE	DN34 4SE	DN34 4	25/05/2022	115000	124823	FALSE	House	Terraced	70	1642.86	1783.19	Freehold
10, Augusta Street, Grimsby DN34 4TA	DN34 4TA	DN34 4	28/11/2022	185000	187527	FALSE	House	Semi_Detach	105	1761.9	1785.97	Freehold
31, Chelmsford Avenue, Grimsby DN34 4SA	DN34 4SA	DN34 4	23/04/2025	110000	110746	FALSE	House	Semi_Detach	62	1774.19	1786.23	Freehold
8, Selmeston Court, Grimsby DN34 4TB	DN34 4TB	DN34 4	21/02/2025	97000	94844	FALSE	House	Flat	53	1830.19	1789.51	Leasehold
19, Silver Birch Place, Grimsby DN34 4GF	DN34 4GF	DN34 4	15/11/2023	143000	150359	FALSE	House	Terraced	84	1702.38	1789.99	Freehold
16, Westhill Road, Grimsby DN34 4SF	DN34 4SF	DN34 4	14/06/2022	120000	127202	FALSE	House	Terraced	71	1690.14	1791.58	Freehold
34, Rosalind Avenue, Grimsby DN34 4PG	DN34 4PG	DN34 4	15/08/2022	140000	141631	FALSE	House	Terraced	79	1772.15	1792.8	Freehold
6, Little Michael Street, Grimsby DN34 4AL	DN34 4AL	DN34 4	28/06/2024	140000	147056	FALSE	House	Terraced	82	1707.32	1793.37	Freehold
204, Littlefield Lane, Grimsby DN34 4QU	DN34 4QU	DN34 4	03/08/2023	140000	142087	FALSE	House	Detached	79	1772.15	1798.57	Freehold
84, Elm Avenue, Grimsby DN34 4RG	DN34 4RG	DN34 4	05/05/2023	132000	142091	FALSE	House	Terraced	79	1670.89	1798.62	Freehold
23, Cross Coates Road, Grimsby DN34 4QH	DN34 4QH	DN34 4	29/06/2023	125000	129875	FALSE	House	Semi_Detach	72	1736.11	1803.82	Leasehold
10, Winston Avenue, Grimsby DN34 4QR	DN34 4QR	DN34 4	24/10/2025	135000	139014	FALSE	House	Semi_Detach	77	1753.25	1805.38	Leasehold
15, Phyllis Avenue, Grimsby DN34 4PJ	DN34 4PJ	DN34 4	19/08/2024	130000	134119	FALSE	House	Terraced	74	1756.76	1812.42	Freehold
5, Limber Court, Grimsby DN34 4EL	DN34 4EL	DN34 4	11/08/2025	96000	101780	FALSE	House	Semi_Detach	56	1714.29	1817.5	Freehold
24, Chelmsford Avenue, Grimsby DN34 4RZ	DN34 4RZ	DN34 4	30/03/2022	104000	114554	FALSE	House	Terraced	63	1650.79	1818.32	Freehold
88a, Clifton Road, Grimsby DN34 4QN	DN34 4QN	DN34 4	04/02/2022	187500	202365	FALSE	Bungalow	Detached	111	1689.19	1823.11	Freehold
240, Yarborough Road, Grimsby DN34 4EX	DN34 4EX	DN34 4	30/08/2024	162000	167815	FALSE	House	Semi_Detach	92	1760.87	1824.08	Freehold
2, Northumberland Close, Grimsby DN34 4TE	DN34 4TE	DN34 4	01/08/2025	270000	284783	FALSE	House	Detached	156	1730.77	1825.53	Freehold
51, Marshall Avenue, Grimsby DN34 4AG	DN34 4AG	DN34 4	02/09/2025	130000	136967	FALSE	House	Terraced	75	1733.33	1826.23	Freehold
13, Elm Avenue, Grimsby DN34 4RQ	DN34 4RQ	DN34 4	13/03/2024	143000	151609	FALSE	House	Semi_Detach	83	1722.89	1826.61	Freehold
2, Spring Bank, Grimsby DN34 4BG	DN34 4BG	DN34 4	15/07/2022	140000	141245	FALSE	House	Detached	77	1818.18	1834.35	Freehold
8, Malmesbury Drive, Grimsby DN34 4TR	DN34 4TR	DN34 4	27/10/2023	166000	170597	FALSE	House	Semi_Detach	93	1784.95	1834.38	Freehold
31, Morton Road, Grimsby DN34 4AS	DN34 4AS	DN34 4	13/05/2022	114950	124769	FALSE	House	Terraced	68	1690.44	1834.84	Freehold
12, Fletcher Road, Grimsby DN34 4HB	DN34 4HB	DN34 4	11/07/2025	145000	156119	FALSE	House	Semi_Detach	85	1705.88	1836.69	Freehold
9, Allenby Avenue, Grimsby DN34 4QL	DN34 4QL	DN34 4	14/07/2023	120000	127202	FALSE	House	Terraced	69	1739.13	1843.51	Leasehold
44, Cross Coates Road, Grimsby DN34 4QJ	DN34 4QJ	DN34 4	14/01/2022	130000	143998	FALSE	House	Semi_Detach	78	1666.67	1846.13	Freehold
9, Augusta Close, Grimsby DN34 4TF	DN34 4TF	DN34 4	29/11/2022	430000	428322	FALSE	Bungalow	Detached	232	1853.45	1846.22	Freehold
76, Elm Avenue, Grimsby DN34 4RG	DN34 4RG	DN34 4	14/03/2024	155000	164332	FALSE	House	Semi_Detach	89	1741.57	1846.43	Leasehold
10, Baroness Road, Grimsby DN34 4DP	DN34 4DP	DN34 4	23/02/2022	132000	146013	FALSE	House	Terraced	79	1670.89	1848.27	Freehold
21, Corinthian Avenue, Grimsby DN34 4QT	DN34 4QT	DN34 4	12/12/2025	128000	127633	FALSE	House	Terraced	69	1855.07	1849.75	Freehold
6, Inchmery Road, Grimsby DN34 4GH	DN34 4GH	DN34 4	10/08/2022	132000	133538	FALSE	House	Terraced	72	1833.33	1854.69	Freehold
10, Chelmsford Avenue, Grimsby DN34 4RZ	DN34 4RZ	DN34 4	31/05/2022	115000	124823	FALSE	House	Terraced	67	1716.42	1863.03	Freehold
193, Littlefield Lane, Grimsby DN34 4QP	DN34 4QP	DN34 4	05/07/2024	158950	165979	FALSE	House	Semi_Detach	89	1785.96	1864.93	Freehold
67, Springway Crescent, Grimsby DN34 4BW	DN34 4BW	DN34 4	01/12/2023	130000	138108	FALSE	House	Semi_Detach	74	1756.76	1866.32	Freehold
32, Carlton Road, Grimsby DN34 4PP	DN34 4PP	DN34 4	11/03/2022	143500	156779	FALSE	House	Semi_Detach	84	1708.33	1866.42	Freehold
5, Little Michael Street, Grimsby DN34 4AL	DN34 4AL	DN34 4	04/11/2022	140000	141907	FALSE	House	Terraced	76	1842.11	1867.2	Freehold
1, Carlton Road, Grimsby DN34 4PP	DN34 4PP	DN34 4	11/05/2022	152500	164365	FALSE	House	Semi_Detach	88	1732.95	1867.78	Freehold
23, Baytree Avenue, Grimsby DN34 4RE	DN34 4RE	DN34 4	26/04/2024	140000	149467	FALSE	House	Terraced	80	1750	1868.34	Leasehold
56, Clifton Road, Grimsby DN34 4QN	DN34 4QN	DN34 4	25/11/2022	142000	143934	FALSE	House	Terraced	77	1844.16	1869.27	Freehold
10, Selmeston Court, Grimsby DN34 4TB	DN34 4TB	DN34 4	20/02/2025	92000	89956	FALSE	House	Flat	48	1916.67	1874.08	Leasehold
192, Littlefield Lane, Grimsby DN34 4QU	DN34 4QU	DN34 4	22/01/2025	133000	135080	FALSE	House	Semi_Detach	72	1847.22	1876.11	Freehold
45, Little Coates Road, Grimsby DN34 4NQ	DN34 4NQ	DN34 4	11/07/2022	147000	150180	FALSE	House	Semi_Detach	80	1837.5	1877.25	Freehold
26, Grange Walk, Grimsby DN34 4DY	DN34 4DY	DN34 4	07/02/2024	105000	112678	FALSE	House	Terraced	60	1750	1877.97	Freehold
7, Elder Road, Grimsby DN34 4GD	DN34 4GD	DN34 4	19/06/2024	138000	144956	FALSE	House	Terraced	77.04	1791.28	1881.57	Freehold
2, Baroness Court, Grimsby DN34 4EJ	DN34 4EJ	DN34 4	11/06/2025	104950	111249	FALSE	House	Terraced	59	1778.81	1885.58	Freehold
234, Littlefield Lane, Grimsby DN34 4RS	DN34 4RS	DN34 4	28/01/2026	101000	99945	FALSE	House	Terraced	53	1905.66	1885.75	Freehold
11, Wentworth Road, Grimsby DN34 4AR	DN34 4AR	DN34 4	29/09/2025	145000	152770	FALSE	House	Terraced	81	1790.12	1886.05	Freehold
114a, Chelmsford Avenue, Grimsby DN34 4SD	DN34 4SD	DN34 4	04/05/2023	135000	145320	FALSE	House	Terraced	77	1753.25	1887.27	Freehold
71, Littlefield Lane, Grimsby DN34 4NU	DN34 4NU	DN34 4	03/02/2023	191950	205816	FALSE	House	Semi_Detach	109	1761.01	1888.22	Freehold
5, Westminster Drive, Grimsby DN34 4TT	DN34 4TT	DN34 4	18/10/2024	153000	158650	FALSE	House	Semi_Detach	84	1821.43	1888.69	Freehold
19, Marklew Avenue, Grimsby DN34 4AA	DN34 4AA	DN34 4	10/10/2025	180000	185352	FALSE	House	Semi_Detach	98	1836.73	1891.35	Freehold
18, Westminster Drive, Grimsby DN34 4TZ	DN34 4TZ	DN34 4	19/04/2022	150000	164572	FALSE	House	Semi_Detach	87	1724.14	1891.63	Freehold
14, Westhill Road, Grimsby DN34 4SF	DN34 4SF	DN34 4	22/09/2023	108000	111754	FALSE	House	Terraced	59	1830.51	1894.14	Freehold
1, Compton Drive, Grimsby DN34 4PB	DN34 4PB	DN34 4	28/11/2022	245000	248346	FALSE	House	Semi_Detach	131	1870.23	1895.77	Freehold
6, Landeck Avenue, Grimsby DN34 4PR	DN34 4PR	DN34 4	12/04/2024	135000	144129	FALSE	House	Terraced	76	1776.32	1896.43	Freehold
1, Waterworks Cottages, Littlefield Lane, Grimsby DN34	DN34 4RU	DN34 4	11/12/2024	162000	165009	FALSE	House	Terraced	87	1862.07	1896.66	Freehold
33, Springway Crescent, Grimsby DN34 4BN	DN34 4BN	DN34 4	04/10/2023	120000	123323	FALSE	House	Semi_Detach	65	1846.15	1897.28	Freehold
7, Augusta Street, Grimsby DN34 4TD	DN34 4TD	DN34 4	29/04/2022	320000	351088	FALSE	House	Semi_Detach	185	1729.73	1897.77	Freehold
7, Marshall Avenue, Grimsby DN34 4AJ	DN34 4AJ	DN34 4	25/11/2022	180000	182459	FALSE	House	Semi_Detach	96	1875	1900.61	Freehold
2, Carlton Road, Grimsby DN34 4PP	DN34 4PP	DN34 4	01/03/2024	152500	161681	FALSE	House	Semi_Detach	85	1794.12	1902.13	Freehold
53, Elm Avenue, Grimsby DN34 4RF	DN34 4RF	DN34 4	18/12/2024	155000	157879	FALSE	House	Terraced	83	1867.47	1902.16	Freehold
1, Elder Road, Grimsby DN34 4GD	DN34 4GD	DN34 4	05/04/2024	189000	201781	FALSE	House	Terraced	106	1783.02	1903.59	Freehold
207, Yarborough Road, Grimsby DN34 4ED	DN34 4ED	DN34 4	27/04/2022	150000	165748	FALSE	House	Terraced	87	1724.14	1905.15	Freehold
122, Yarborough Road, Grimsby DN34 4DL	DN34 4DL	DN34 4	21/10/2022	180000	182994	FALSE	House	Semi_Detach	96	1875	1906.19	Freehold
37, Chelmsford Avenue, Grimsby DN34 4SA	DN34 4SA	DN34 4	16/06/2023	125000	131566	FALSE	House	Terraced	69	1811.59	1906.75	Freehold
59, Chelmsford Avenue, Grimsby DN34 4SE	DN34 4SE	DN34 4	20/01/2023	118950	123946	FALSE	House	Terraced	65	1830	1906.86	Freehold
24, Baroness Court, Grimsby DN34 4EJ	DN34 4EJ	DN34 4	20/03/2026	110000	108851	FALSE	House	Terraced	57	1929.82	1909.67	Freehold
61, Little Coates Road, Grimsby DN34 4NN	DN34 4NN	DN34 4	19/12/2022	150000	152794	FALSE	House	Semi_Detach	80	1875	1909.92	Freehold
17, St Anns Avenue, Grimsby DN34 4PW	DN34 4PW	DN34 4	13/06/2022	189950	200771	FALSE	House	Semi_Detach	105	1809.05	1912.1	Leasehold
22, Fletcher Road, Grimsby DN34 4HB	DN34 4HB	DN34 4	16/05/2025	147000	151059	FALSE	House	Terraced	79	1860.76	1912.14	Freehold
9, Augusta Street, Grimsby DN34 4TD	DN34 4TD	DN34 4	17/12/2024	305000	309770	FALSE	House	Semi_Detach	162	1882.72	1912.16	Freehold
86, Spring Bank, Grimsby DN34 4DB	DN34 4DB	DN34 4	13/05/2022	106000	115054	FALSE	House	Terraced	60	1766.67	1917.57	Freehold
70, Elder Road, Grimsby DN34 4GE	DN34 4GE	DN34 4	25/05/2023	123000	132403	FALSE	House	Terraced	69	1782.61	1918.88	Freehold
62, Westhill Road, Grimsby DN34 4SF	DN34 4SF	DN34 4	20/02/2025	147000	149738	FALSE	House	Semi_Detach	78	1884.62	1919.72	Freehold
22, Baroness Court, Grimsby DN34 4EJ	DN34 4EJ	DN34 4	23/08/2024	108000	111422	FALSE	House	Terraced	58	1862.07	1921.07	Freehold
58, Felstead Road, Grimsby DN34 4ET	DN34 4ET	DN34 4	10/06/2022	145000	153703	FALSE	House	Terraced	80	1812.5	1921.29	Freehold
15, Westlands Avenue, Grimsby DN34 4SP	DN34 4SP	DN34 4	23/05/2025	210000	213343	FALSE	Bungalow	Detached	111	1891.89	1922.01	Freehold
6, Corinthian Avenue, Grimsby DN34 4QT	DN34 4QT	DN34 4	06/05/2022	135000	146531	FALSE	House	Terraced	76	1776.32	1928.04	Freehold
35, Phyllis Avenue, Grimsby DN34 4PQ	DN34 4PQ	DN34 4	01/08/2025	147500	156194	FALSE	House	Terraced	81	1820.99	1928.32	Freehold
4, St Hildas Avenue, Grimsby DN34 4PF	DN34 4PF	DN34 4	17/05/2024	200000	210537	FALSE	House	Semi_Detach	109	1834.86	1931.53	Leasehold
33, Marshall Avenue, Grimsby DN34 4AG	DN34 4AG	DN34 4	09/05/2025	175000	179669	FALSE	House	Semi_Detach	93	1881.72	1931.92	Freehold
9, Inchmery Road, Grimsby DN34 4GH	DN34 4GH	DN34 4	11/02/2022	131000	144907	FALSE	House	Terraced	75	1746.67	1932.09	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
25, Marshall Avenue, Grimsby DN34 4AG	DN34 4AG	DN34 4	18/03/2025	160000	160462	FALSE	House	Terraced	83	1927.71	1933.28	Freehold
6, Eaton Court, Grimsby DN34 4UD	DN34 4UD	DN34 4	09/06/2022	127500	123791	FALSE	House	Flat	64	1992.19	1934.23	Leasehold
63, Felstead Road, Grimsby DN34 4ET	DN34 4ET	DN34 4	29/11/2024	157500	162974	FALSE	House	Terraced	84	1875	1940.17	Freehold
13, St Hildas Avenue, Grimsby DN34 4PF	DN34 4PF	DN34 4	18/12/2024	176000	178753	FALSE	House	Semi_Detach	92	1913.04	1942.97	Freehold
84, Yarborough Road, Grimsby DN34 4DJ	DN34 4DJ	DN34 4	25/04/2022	139000	153593	FALSE	House	Terraced	79	1759.49	1944.22	Freehold
23, Limber Court, Grimsby DN34 4EL	DN34 4EL	DN34 4	26/07/2024	112000	116704	FALSE	House	Terraced	60	1866.67	1945.07	Freehold
19, Stroykins Close, Grimsby DN34 4NF	DN34 4NF	DN34 4	25/10/2024	225000	231578	FALSE	House	Detached	119	1890.76	1946.03	Freehold
30, Westminster Drive, Grimsby DN34 4TZ	DN34 4TZ	DN34 4	06/09/2024	148000	154080	FALSE	House	Semi_Detach	79	1873.42	1950.38	Freehold
6, Augusta Oaks, Grimsby DN34 4UG	DN34 4UG	DN34 4	26/04/2024	275000	289459	FALSE	House	Detached	148	1858.11	1955.8	Freehold
15, St James Avenue, Grimsby DN34 4EB	DN34 4EB	DN34 4	26/08/2025	146000	154606	FALSE	House	Terraced	79	1848.1	1957.04	Freehold
12, Little John Street, Grimsby DN34 4AQ	DN34 4AQ	DN34 4	23/08/2022	145000	146837	FALSE	House	Semi_Detach	75	1933.33	1957.83	Freehold
21, Baytree Avenue, Grimsby DN34 4RE	DN34 4RE	DN34 4	19/08/2022	120000	121398	FALSE	House	Terraced	62	1935.48	1958.03	Leasehold
172, Littlefield Lane, Grimsby DN34 4PU	DN34 4PU	DN34 4	27/03/2024	170000	180235	FALSE	House	Semi_Detach	92	1847.83	1959.08	Freehold
13, Salsbury Avenue, Grimsby DN34 4PX	DN34 4PX	DN34 4	29/08/2025	135000	143128	FALSE	Bungalow	Semi_Detach	73	1849.32	1960.66	Freehold
203, Yarborough Road, Grimsby DN34 4ED	DN34 4ED	DN34 4	13/01/2025	170000	172659	FALSE	House	Semi_Detach	88	1931.82	1962.03	Freehold
53, Marshall Avenue, Grimsby DN34 4AG	DN34 4AG	DN34 4	28/03/2024	134000	143355	FALSE	House	Terraced	73	1835.62	1963.77	Freehold
20, Silver Birch Place, Grimsby DN34 4GF	DN34 4GF	DN34 4	01/09/2023	152000	157283	FALSE	House	Terraced	80	1900	1966.04	Freehold
4, Inchmery Road, Grimsby DN34 4GH	DN34 4GH	DN34 4	31/03/2023	134000	145939	FALSE	House	Semi_Detach	74	1810.81	1972.15	Freehold
8, Gosport Road, Grimsby DN34 4DZ	DN34 4DZ	DN34 4	31/10/2025	132500	136293	FALSE	House	Terraced	69	1920.29	1975.26	Freehold
2, The Beeches, Eaton Court, Grimsby DN34 4UN	DN34 4UN	DN34 4	03/10/2025	99950	100783	FALSE	House	Flat	51	1959.8	1976.14	Leasehold
9, Westminster Drive, Grimsby DN34 4TT	DN34 4TT	DN34 4	09/06/2025	139000	146323	FALSE	House	Semi_Detach	74	1878.38	1977.34	Freehold
7, Malmesbury Drive, Grimsby DN34 4TR	DN34 4TR	DN34 4	16/02/2022	174000	191917	FALSE	House	Semi_Detach	97	1793.81	1978.53	Freehold
20, Rosalind Avenue, Grimsby DN34 4PG	DN34 4PG	DN34 4	06/05/2022	150000	162813	FALSE	House	Terraced	82	1829.27	1985.52	Freehold
27, Wimborn Avenue, Grimsby DN34 4QS	DN34 4QS	DN34 4	23/06/2023	151000	156889	FALSE	House	Semi_Detach	79	1911.39	1985.94	Freehold
19, Northumberland Close, Grimsby DN34 4TE	DN34 4TE	DN34 4	18/02/2025	197500	198667	FALSE	Bungalow	Detached	100	1975	1986.67	Freehold
44, Wimborn Avenue, Grimsby DN34 4QS	DN34 4QS	DN34 4	02/08/2024	157500	163153	FALSE	House	Semi_Detach	82	1920.73	1989.67	Freehold
122, Sorrel Road, Grimsby DN34 4GB	DN34 4GB	DN34 4	04/10/2024	150000	155539	FALSE	House	Semi_Detach	78	1923.08	1994.09	Freehold
18, The Close, Grimsby DN34 4PE	DN34 4PE	DN34 4	09/02/2024	245000	261350	FALSE	House	Semi_Detach	131	1870.23	1995.04	Freehold
17, Augusta Street, Grimsby DN34 4TD	DN34 4TD	DN34 4	13/06/2022	480000	499063	FALSE	House	Detached	250	1920	1996.25	Freehold
29, Elder Road, Grimsby DN34 4GD	DN34 4GD	DN34 4	31/08/2022	150000	151748	FALSE	House	Terraced	76	1973.68	1996.68	Freehold
177, Littlefield Lane, Grimsby DN34 4PS	DN34 4PS	DN34 4	30/03/2023	154000	167721	FALSE	House	Semi_Detach	84	1833.33	1996.68	Freehold
18, Marklew Avenue, Grimsby DN34 4AB	DN34 4AB	DN34 4	05/05/2023	185000	195738	FALSE	House	Semi_Detach	98	1887.76	1997.33	Freehold
20, St Hildas Avenue, Grimsby DN34 4PF	DN34 4PF	DN34 4	02/12/2025	189950	189767	FALSE	House	Semi_Detach	95	1999.47	1997.55	Leasehold
7, The Beeches, Eaton Court, Grimsby DN34 4UN	DN34 4UN	DN34 4	13/07/2023	115000	113941	FALSE	House	Flat	57	2017.54	1998.96	Leasehold
64, Elm Avenue, Grimsby DN34 4RG	DN34 4RG	DN34 4	08/04/2024	147000	156009	FALSE	House	Semi_Detach	78	1884.62	2000.12	Freehold
23, Laburnum Drive, Grimsby DN34 4LQ	DN34 4LQ	DN34 4	29/11/2024	185000	191259	FALSE	House	Semi_Detach	95	1947.37	2013.25	Freehold
10, Felstead Road, Grimsby DN34 4EU	DN34 4EU	DN34 4	25/09/2025	151000	159092	FALSE	House	Terraced	79	1911.39	2013.82	Freehold
21, Salsbury Avenue, Grimsby DN34 4PX	DN34 4PX	DN34 4	28/03/2025	140000	141086	FALSE	House	Semi_Detach	70	2000	2015.51	Freehold
1, Eaton Court, Grimsby DN34 4UD	DN34 4UD	DN34 4	11/10/2022	107000	101050	FALSE	House	Flat	50	2140	2021	Leasehold
50, Laburnum Drive, Grimsby DN34 4LF	DN34 4LF	DN34 4	28/10/2022	175000	177911	FALSE	House	Semi_Detach	88	1988.64	2021.72	Freehold
6, Wimborn Avenue, Grimsby DN34 4QS	DN34 4QS	DN34 4	25/02/2022	150000	165924	FALSE	House	Terraced	82	1829.27	2023.46	Freehold
1, Rosemary Avenue, Grimsby DN34 4NL	DN34 4NL	DN34 4	29/01/2024	185000	196338	FALSE	House	Semi_Detach	97	1907.22	2024.1	Freehold
45, Augusta Street, Grimsby DN34 4TX	DN34 4TX	DN34 4	19/12/2025	255000	253017	FALSE	House	Detached	125	2040	2024.14	Freehold
18, Littlefield Lane, Grimsby DN34 4PA	DN34 4PA	DN34 4	29/04/2022	200000	219430	FALSE	House	Semi_Detach	108	1851.85	2031.76	Freehold
91a, Littlefield Lane, Grimsby DN34 4NU	DN34 4NU	DN34 4	07/08/2025	171000	181295	FALSE	House	Semi_Detach	89	1921.35	2037.02	Freehold
7, Cherry Tree Crescent, Grimsby DN34 4JY	DN34 4JY	DN34 4	28/04/2023	159950	171328	FALSE	House	Semi_Detach	84	1904.17	2039.62	Freehold
6, Waterworks Cottages, Littlefield Lane, Grimsby DN34	DN34 4RX	DN34 4	31/07/2023	150000	157424	FALSE	House	Semi_Detach	77	1948.05	2044.47	Freehold
103, Littlefield Lane, Grimsby DN34 4PN	DN34 4PN	DN34 4	28/04/2025	175000	176187	FALSE	House	Semi_Detach	86	2034.88	2048.69	Freehold
23, Carson Avenue, Grimsby DN34 4QX	DN34 4QX	DN34 4	23/03/2023	130000	141583	FALSE	House	Semi_Detach	69	1884.06	2051.93	Freehold
2, Limber Vale, Grimsby DN34 4DU	DN34 4DU	DN34 4	04/10/2024	123000	127402	FALSE	House	Terraced	62	1983.87	2054.87	Freehold
3, St James Court, Grimsby DN34 4SX	DN34 4SX	DN34 4	30/03/2023	125000	127637	FALSE	House	Flat	62	2016.13	2058.66	Leasehold
29, Limber Vale, Grimsby DN34 4DU	DN34 4DU	DN34 4	02/03/2023	142000	154652	FALSE	House	Semi_Detach	75	1893.33	2062.03	Freehold
52, Westhill Road, Grimsby DN34 4SF	DN34 4SF	DN34 4	30/07/2025	140000	150736	FALSE	House	Semi_Detach	73	1917.81	2064.88	Freehold
4, Heathfield Court, Grimsby DN34 4TW	DN34 4TW	DN34 4	26/01/2026	270000	267122	FALSE	House	Detached	129	2093.02	2070.71	Freehold
13, St James Avenue, Grimsby DN34 4EB	DN34 4EB	DN34 4	24/11/2022	156000	158125	FALSE	House	Terraced	76	2052.63	2080.59	Freehold
1, Fannystone Road, Grimsby DN34 4EQ	DN34 4EQ	DN34 4	12/08/2022	150000	151901	FALSE	Bungalow	Semi_Detach	73	2054.79	2080.84	Freehold
10, Compton Drive, Grimsby DN34 4PB	DN34 4PB	DN34 4	29/07/2022	207000	208841	FALSE	House	Detached	100	2070	2088.41	Freehold
30, Baytree Avenue, Grimsby DN34 4RE	DN34 4RE	DN34 4	02/06/2025	148000	156883	FALSE	House	Terraced	75	1973.33	2091.77	Freehold
62, Great Coates Road, Grimsby DN34 4ND	DN34 4ND	DN34 4	11/08/2023	425000	431337	FALSE	House	Detached	206	2063.11	2093.87	Freehold
46, Marshall Avenue, Grimsby DN34 4AF	DN34 4AF	DN34 4	22/03/2023	142500	157127	FALSE	House	Terraced	75	1900	2095.03	Freehold
40, Laburnum Drive, Grimsby DN34 4LF	DN34 4LF	DN34 4	30/04/2025	175000	176187	FALSE	House	Semi_Detach	84	2083.33	2097.46	Freehold
249, Yarborough Road, Grimsby DN34 4ES	DN34 4ES	DN34 4	04/07/2022	154000	157331	FALSE	House	Semi_Detach	75	2053.33	2097.75	Freehold
15, Yarborough Road, Grimsby DN34 4EH	DN34 4EH	DN34 4	09/06/2022	153000	161716	FALSE	House	Semi_Detach	77	1987.01	2100.21	Freehold
16, Compton Drive, Grimsby DN34 4PB	DN34 4PB	DN34 4	06/10/2025	200000	205946	FALSE	House	Semi_Detach	98	2040.82	2101.49	Freehold
34, Rosemary Avenue, Grimsby DN34 4NH	DN34 4NH	DN34 4	12/12/2025	160000	159846	FALSE	House	Semi_Detach	76	2105.26	2103.24	Freehold
33, Carson Avenue, Grimsby DN34 4QX	DN34 4QX	DN34 4	09/08/2022	160000	162027	FALSE	House	Semi_Detach	77	2077.92	2104.25	Freehold
73, Westhill Road, Grimsby DN34 4SG	DN34 4SG	DN34 4	05/01/2024	166800	177023	FALSE	House	Semi_Detach	84	1985.71	2107.42	Freehold
99, Chelmsford Avenue, Grimsby DN34 4SE	DN34 4SE	DN34 4	05/04/2023	106500	114076	FALSE	House	Semi_Detach	54	1972.22	2112.52	Freehold
37, Laburnum Drive, Grimsby DN34 4LG	DN34 4LG	DN34 4	27/05/2022	165000	177837	FALSE	House	Semi_Detach	84	1964.29	2117.11	Freehold
21, Yarrow Road, Grimsby DN34 4JT	DN34 4JT	DN34 4	31/05/2024	139950	148199	FALSE	House	Terraced	70	1999.29	2117.13	Freehold
85, Yarrow Road, Grimsby DN34 4LD	DN34 4LD	DN34 4	20/04/2023	175000	187448	FALSE	House	Semi_Detach	88	1988.64	2130.09	Freehold
44, Westminster Drive, Grimsby DN34 4TY	DN34 4TY	DN34 4	29/04/2022	157300	172582	FALSE	House	Semi_Detach	81	1941.98	2130.64	Freehold
21, Wimborn Avenue, Grimsby DN34 4QS	DN34 4QS	DN34 4	01/02/2024	179950	191959	FALSE	House	Semi_Detach	90	1999.44	2132.88	Freehold
11, Shaftesbury Avenue, Grimsby DN34 4AE	DN34 4AE	DN34 4	01/04/2022	167500	183772	FALSE	House	Semi_Detach	86	1947.67	2136.88	Freehold
18, Augusta Street, Grimsby DN34 4TA	DN34 4TA	DN34 4	28/03/2025	335000	335658	FALSE	House	Detached	157	2133.76	2137.95	Freehold
29, Westminster Drive, Grimsby DN34 4TU	DN34 4TU	DN34 4	04/11/2024	143000	147838	FALSE	House	Semi_Detach	69	2072.46	2142.58	Freehold
31, St James Avenue, Grimsby DN34 4EB	DN34 4EB	DN34 4	22/08/2024	145500	150110	FALSE	House	Terraced	70	2078.57	2144.43	Freehold
8, Little Coates Road, Grimsby DN34 4LY	DN34 4LY	DN34 4	28/05/2024	187500	197378	FALSE	Bungalow	Semi_Detach	92	2038.04	2145.41	Freehold
21, Birch Avenue, Grimsby DN34 4RD	DN34 4RD	DN34 4	20/02/2024	139950	150183	FALSE	House	Terraced	70	1999.29	2145.47	Freehold
14, Central Parade, Grimsby DN34 4HF	DN34 4HF	DN34 4	18/12/2024	165000	167581	FALSE	House	Semi_Detach	78	2115.38	2148.47	Freehold
127, Littlefield Lane, Grimsby DN34 4PN	DN34 4PN	DN34 4	06/05/2022	169950	183172	FALSE	House	Semi_Detach	85	1999.41	2154.96	Freehold
27, Limber Vale, Grimsby DN34 4DU	DN34 4DU	DN34 4	17/06/2022	155000	163830	FALSE	House	Semi_Detach	76	2039.47	2155.66	Freehold
14, Augusta Oaks, Grimsby DN34 4UG	DN34 4UG	DN34 4	19/12/2025	300000	297668	FALSE	House	Detached	138	2173.91	2157.01	Freehold
16, Birch Avenue, Grimsby DN34 4RD	DN34 4RD	DN34 4	27/11/2025	134500	136067	FALSE	House	Terraced	63	2134.92	2159.79	Leasehold
20, Yarborough Road, Grimsby DN34 4DG	DN34 4DG	DN34 4	15/02/2022	145000	159931	FALSE	House	Semi_Detach	74	1959.46	2161.23	Freehold
20, Salsbury Avenue, Grimsby DN34 4PX	DN34 4PX	DN34 4	28/01/2022	160000	177228	FALSE	House	Semi_Detach	82	1951.22	2161.32	Freehold
27, Augusta Street, Grimsby DN34 4TH	DN34 4TH	DN34 4	13/12/2023	420000	439365	FALSE	Bungalow	Detached	203	2068.97	2164.36	Freehold
4, The Lawns, Grimsby DN34 4UE	DN34 4UE	DN34 4	18/03/2022	285000	305336	FALSE	House	Detached	140	2035.71	2180.97	Freehold
3, Pelham Road, Grimsby DN34 4SU	DN34 4SU	DN34 4	09/08/2024	355000	366857	FALSE	House	Detached	168	2113.1	2183.67	Freehold
25, Salsbury Avenue, Grimsby DN34 4PX	DN34 4PX	DN34 4	26/06/2025	150000	157903	FALSE	House	Semi_Detach	72	2083.33	2193.1	Freehold
4, The Spinney, Grimsby DN34 4NS	DN34 4NS	DN34 4	14/04/2022	280000	301243	FALSE	House	Detached	137	2043.8	2198.85	Freehold
2, Larch Crescent, Grimsby DN34 4JB	DN34 4JB	DN34 4	04/11/2022	178000	180424	FALSE	House	Terraced	82	2170.73	2200.29	Freehold
1, Elm Avenue, Grimsby DN34 4RQ	DN34 4RQ	DN34 4	31/05/2022	145000	156281	FALSE	House	Semi_Detach	71	2042.25	2201.14	Freehold
25, Limber Vale, Grimsby DN34 4DU	DN34 4DU	DN34 4	14/06/2024	157500	165295	FALSE	House	Semi_Detach	75	2100	2203.93	Freehold
25, Rosalind Avenue, Grimsby DN34 4PH	DN34 4PH	DN34 4	17/04/2023	145000	155314	FALSE	House	Semi_Detach	70	2071.43	2218.77	Freehold
65, Cherry Tree Crescent, Grimsby DN34 4JZ	DN34 4JZ	DN34 4	20/03/2026	175000	173497	FALSE	House	Semi_Detach	78	2243.59	2224.32	Freehold
49, Cherry Tree Crescent, Grimsby DN34 4JY	DN34 4JY	DN34 4	25/07/2023	199950	209847	FALSE	House	Semi_Detach	94	2127.13	2232.41	Freehold
9, Elder Road, Grimsby DN34 4GD	DN34 4GD	DN34 4	29/04/2022	140000	153601	FALSE	House	Semi_Detach	68	2058.82	2258.84	Freehold
24, Rosemary Avenue, Grimsby DN34 4NJ	DN34 4NJ	DN34 4	11/08/2022	169950	172103	FALSE	House	Semi_Detach	76	2236.18	2264.51	Freehold
12, Yarrow Road, Grimsby DN34 4JU	DN34 4JU	DN34 4	08/04/2022	161000	176641	FALSE	House	Semi_Detach	78	2064.1	2264.63	Freehold
47, Canterbury Drive, Grimsby DN34 4TS	DN34 4TS	DN34 4	26/04/2023	245000	256034	FALSE	House	Detached	113	2168.14	2265.79	Freehold
49, Westhill Road, Grimsby DN34 4SG	DN34 4SG	DN34 4	28/07/2025	168500	181421	FALSE	House	Semi_Detach	80	2106.25	2267.76	Freehold
28, Lombard Street, Grimsby DN34 4BJ	DN34 4BJ	DN34 4	25/02/2022	160000	172685	FALSE	House	Detached	76	2105.26	2272.17	Freehold
50, Chelmsford Avenue, Grimsby DN34 4RZ	DN34 4RZ	DN34 4	14/07/2025	139950	150804	FALSE	House	Terraced	66	2120.45	2284.91	Freehold
196, Littlefield Lane, Grimsby DN34 4QU	DN34 4QU	DN34 4	03/05/2022	175000	185155	FALSE	House	Detached	81	2160.49	2285.86	Freehold
24, Salsbury Avenue, Grimsby DN34 4PX	DN34 4PX	DN34 4	08/07/2024	160000	167075	FALSE	House	Semi_Detach	73	2191.78	2288.7	Freehold
58, Yarrow Road, Grimsby DN34 4JU	DN34 4JU	DN34 4	28/06/2023	177500	184423	FALSE	House	Semi_Detach	80	2218.75	2305.29	Freehold
44, Great Coates Road, Grimsby DN34 4ND	DN34 4ND	DN34 4	13/09/2022	275000	273127	FALSE	House	Detached	118	2330.51	2314.64	Freehold
16, Littlefield Lane, Grimsby DN34 4PA	DN34 4PA	DN34 4	06/05/2022	199950	215506	FALSE	House	Semi_Detach	93	2150	2317.27	Freehold
1, Heathfield Court, Grimsby DN34 4TW	DN34 4TW	DN34 4	25/02/2022	275000	296802	FALSE	House	Detached	128	2148.44	2318.77	Freehold
17, Cherry Tree Crescent, Grimsby DN34 4JY	DN34 4JY	DN34 4	13/02/2025	180000	183353	FALSE	House	Semi_Detach	79	2278.48	2320.92	Freehold
36a, Birch Avenue, Grimsby DN34 4RD	DN34 4RD	DN34 4	09/09/2022	180000	181221	FALSE	House	Semi_Detach	78	2307.69	2323.35	Freehold
The Cottage, Bargate, Grimsby DN34 4SN	DN34 4SN	DN34 4	27/10/2023	195000	197515	FALSE	House	Detached	85	2294.12	2323.71	Freehold
6, Westminster Drive, Grimsby DN34 4TZ	DN34 4TZ	DN34 4	10/11/2023	186000	194030	FALSE	House	Semi_Detach	83	2240.96	2337.71	Freehold
19, Baroness Court, Grimsby DN34 4EJ	DN34 4EJ	DN34 4	12/12/2023	120000	128642	FALSE	House	Terraced	55	2181.82	2338.95	Freehold
19, Wimborn Avenue, Grimsby DN34 4QS	DN34 4QS	DN34 4	15/12/2023	155000	164668	FALSE	House	Semi_Detach	70	2214.29	2352.4	Freehold
56, Chelmsford Avenue, Grimsby DN34 4RZ	DN34 4RZ	DN34 4	01/07/2025	145000	156119	FALSE	House	Semi_Detach	66	2196.97	2365.44	Freehold
31, Little Coates Road, Grimsby DN34 4NQ	DN34 4NQ	DN34 4	14/06/2022	170000	180203	FALSE	House	Terraced	76	2236.84	2371.09	Freehold
38, Rosemary Avenue, Grimsby DN34 4NH	DN34 4NH	DN34 4	05/09/2025	185000	195340	FALSE	House	Semi_Detach	82	2256.1	2382.2	Freehold
36, Westhill Road, Grimsby DN34 4SF	DN34 4SF	DN34 4	27/10/2025	155000	159609	FALSE	House	Semi_Detach	67	2313.43	2382.22	Freehold
20, Cherry Tree Crescent, Grimsby DN34 4JY	DN34 4JY	DN34 4	12/08/2024	230000	237682	FALSE	House	Detached	98	2346.94	2425.33	Freehold
25, Cherry Tree Crescent, Grimsby DN34 4JY	DN34 4JY	DN34 4	26/02/2026	212000	208785	FALSE	House	Semi_Detach	86	2465.12	2427.73	Freehold
36, St Anns Avenue, Grimsby DN34 4PW	DN34 4PW	DN34 4	18/02/2022	225000	248169	FALSE	House	Semi_Detach	102	2205.88	2433.03	Freehold
50, Augusta Street, Grimsby DN34 4TJ	DN34 4TJ	DN34 4	14/08/2024	305000	315187	FALSE	Bungalow	Detached	129	2364.34	2443.31	Freehold
47, Cherry Tree Crescent, Grimsby DN34 4JY	DN34 4JY	DN34 4	02/06/2023	195000	202605	FALSE	House	Semi_Detach	82	2378.05	2470.79	Freehold
70, Westhill Road, Grimsby DN34 4SF	DN34 4SF	DN34 4	03/10/2022	160000	162661	FALSE	House	Semi_Detach	65	2461.54	2502.48	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
9, Northumberland Close, Grimsby DN34 4TE	DN34 4TE	DN34 4	25/04/2025	377500	376394	FALSE	House	Detached	150	2516.67	2509.29	Freehold
17, Augusta Close, Grimsby DN34 4TQ	DN34 4TQ	DN34 4	31/03/2023	249000	265098	FALSE	Bungalow	Detached	105	2371.43	2524.74	Freehold
14, The Glade, Grimsby DN34 4BX	DN34 4BX	DN34 4	07/06/2023	345000	351893	TRUE	House	Detached	139	2482.01	2531.6	Freehold
20, Church View, Grimsby DN34 4LE	DN34 4LE	DN34 4	30/10/2024	202000	207905	FALSE	House	Detached	81	2493.83	2566.73	Freehold
8, Augusta Close, Grimsby DN34 4TF	DN34 4TF	DN34 4	24/02/2023	425000	446885	FALSE	House	Detached	174	2442.53	2568.3	Freehold
10, Augusta Oaks, Grimsby DN34 4UG	DN34 4UG	DN34 4	28/10/2025	350000	358425	FALSE	House	Detached	138	2536.23	2597.28	Freehold
6, Salsbury Avenue, Grimsby DN34 4PX	DN34 4PX	DN34 4	23/09/2025	173000	182670	FALSE	House	Semi_Detach	70	2471.43	2609.57	Freehold
1, The Glade, Grimsby DN34 4BX	DN34 4BX	DN34 4	06/12/2023	350000	366137	TRUE	House	Detached	139	2517.99	2634.08	Freehold
7, Fannystone Road, Grimsby DN34 4EQ	DN34 4EQ	DN34 4	10/08/2022	169950	172103	FALSE	Bungalow	Semi_Detach	65	2614.62	2647.74	Leasehold
6, Fannystone Road, Grimsby DN34 4EQ	DN34 4EQ	DN34 4	11/04/2022	165000	181030	FALSE	Bungalow	Semi_Detach	68	2426.47	2662.21	Freehold
1, Inchmery Road, Grimsby DN34 4GH	DN34 4GH	DN34 4	07/12/2022	185000	185181	FALSE	House	Detached	69	2681.16	2683.78	Freehold
8, Laburnum Drive, Grimsby DN34 4LQ	DN34 4LQ	DN34 4	12/06/2025	208000	218958	FALSE	House	Semi_Detach	81	2567.9	2703.19	Freehold
18, Canterbury Drive, Grimsby DN34 4TS	DN34 4TS	DN34 4	08/08/2025	184000	195078	FALSE	House	Semi_Detach	72	2555.56	2709.42	Freehold
18, Sackville Street, Grimsby DN34 4NX	DN34 4NX	DN34 4	29/08/2024	113000	116609	FALSE	House	Other	43	2627.91	2711.84	Freehold
8, Heathfield Court, Grimsby DN34 4TW	DN34 4TW	DN34 4	25/03/2022	315000	337476	FALSE	House	Detached	122	2581.97	2766.2	Freehold
86, Elder Road, Grimsby DN34 4GE	DN34 4GE	DN34 4	28/02/2025	198000	199170	FALSE	House	Detached	72	2750	2766.25	Freehold
11, Church View, Grimsby DN34 4LE	DN34 4LE	DN34 4	04/10/2024	185500	192350	FALSE	House	Semi_Detach	69	2688.41	2787.68	Freehold
12, The Glade, Grimsby DN34 4BX	DN34 4BX	DN34 4	19/02/2025	350000	352069	TRUE	House	Detached	126	2777.78	2794.2	Freehold
4, The Glade, Grimsby DN34 4BX	DN34 4BX	DN34 4	19/02/2025	350000	352069	TRUE	House	Detached	126	2777.78	2794.2	Freehold
42, Baytree Avenue, Grimsby DN34 4RE	DN34 4RE	DN34 4	02/02/2022	140000	154416	FALSE	Bungalow	Semi_Detach	54	2592.59	2859.56	Freehold
91, Westhill Road, Grimsby DN34 4SG	DN34 4SG	DN34 4	22/07/2022	178000	181851	FALSE	House	Semi_Detach	62	2870.97	2933.08	Freehold
11, Northumberland Close, Grimsby DN34 4TE	DN34 4TE	DN34 4	02/09/2022	375000	372446	FALSE	House	Detached	108	3472.22	3448.57	Freehold
19, Augusta Close, Grimsby DN34 4TQ	DN34 4TQ	DN34 4	04/03/2022	347000	371760	FALSE	Bungalow	Detached	99	3505.05	3755.15	Freehold
Flat B, 17, Bargate, Grimsby DN34 4SS	DN34 4SS	DN34 4	05/04/2024	110000	108764	FALSE	House	Flat	26	4230.77	4183.23	Leasehold
		DN34 4 Average							87.5838931	1981.25637	2066.06519	
384, Laceby Road, Grimsby DN34 5LX	DN34 5LX	DN34 5	10/03/2023	135000	148857	FALSE	House	Terraced	86	1569.77	1730.9	Freehold
178, Chelmsford Avenue, Grimsby DN34 5DB	DN34 5DB	DN34 5	31/03/2026	122500	121220	FALSE	House	Terraced	70	1750	1731.71	Freehold
47, Orion Way, Grimsby DN34 5TZ	DN34 5TZ	DN34 5	16/01/2026	110000	109264	FALSE	House	Semi_Detach	63	1746.03	1734.35	Freehold
77, Orion Way, Grimsby DN34 5TZ	DN34 5TZ	DN34 5	05/04/2024	145000	152624	FALSE	House	Detached	88	1647.73	1734.36	Freehold
77, Collingwood Crescent, Grimsby DN34 5RG	DN34 5RG	DN34 5	10/12/2024	111000	112736	FALSE	House	Semi_Detach	65	1707.69	1734.4	Freehold
23, Clare Court, Grimsby DN34 5UU	DN34 5UU	DN34 5	25/07/2025	100000	107756	FALSE	Bungalow	Terraced	62	1612.9	1738	Leasehold
14, Tattershall Avenue, Grimsby DN34 5JL	DN34 5JL	DN34 5	27/05/2022	155000	167059	FALSE	House	Semi_Detach	96	1614.58	1740.2	Freehold
228, Chelmsford Avenue, Grimsby DN34 5DE	DN34 5DE	DN34 5	11/07/2024	225000	234950	FALSE	House	Semi_Detach	135	1666.67	1740.37	Freehold
13, Willoughby Grove, Grimsby DN34 5JS	DN34 5JS	DN34 5	03/05/2024	135000	142957	FALSE	House	Terraced	82	1646.34	1743.38	Freehold
215, Laceby Road, Grimsby DN34 5DT	DN34 5DT	DN34 5	07/07/2022	140000	143029	FALSE	House	Semi_Detach	82	1707.32	1744.26	Freehold
12, Worcester Avenue, Grimsby DN34 5HB	DN34 5HB	DN34 5	30/08/2024	110000	113485	FALSE	House	Terraced	65	1692.31	1745.92	Freehold
11, Norwich Avenue, Grimsby DN34 5ES	DN34 5ES	DN34 5	13/10/2025	190000	195649	FALSE	House	Semi_Detach	112	1696.43	1746.87	Freehold
309, Laceby Road, Grimsby DN34 5LP	DN34 5LP	DN34 5	05/06/2024	240000	251879	FALSE	House	Semi_Detach	144	1666.67	1749.16	Freehold
408, Laceby Road, Grimsby DN34 5LX	DN34 5LX	DN34 5	18/11/2025	279000	280373	FALSE	House	Detached	160	1743.75	1752.33	Freehold
22, Eastwood Avenue, Grimsby DN34 5BE	DN34 5BE	DN34 5	10/11/2023	200000	208635	FALSE	House	Semi_Detach	119	1680.67	1753.24	Freehold
372, Laceby Road, Grimsby DN34 5LU	DN34 5LU	DN34 5	15/09/2022	118700	119272	FALSE	House	Terraced	68	1745.59	1754	Freehold
171, Nelson Way, Grimsby DN34 5RL	DN34 5RL	DN34 5	24/03/2023	145000	157919	FALSE	House	Semi_Detach	90	1611.11	1754.66	Freehold
40, Brocklesby Road, Grimsby DN34 5NF	DN34 5NF	DN34 5	06/09/2022	150000	151017	FALSE	House	Semi_Detach	86	1744.19	1756.01	Leasehold
37, Nelson Way, Grimsby DN34 5RA	DN34 5RA	DN34 5	01/08/2022	167000	169116	FALSE	House	Semi_Detach	96	1739.58	1761.63	Freehold
4, Collingwood Crescent, Grimsby DN34 5RG	DN34 5RG	DN34 5	25/09/2024	164950	170979	FALSE	House	Detached	97	1700.52	1762.67	Freehold
35, Welland Avenue, Grimsby DN34 5JP	DN34 5JP	DN34 5	02/10/2025	132000	135925	FALSE	House	Semi_Detach	77	1714.29	1765.26	Freehold
100, Orion Way, Grimsby DN34 5UF	DN34 5UF	DN34 5	15/12/2022	160500	160657	FALSE	House	Detached	91	1763.74	1765.46	Freehold
7, Queens Court, Grimsby DN34 5TT	DN34 5TT	DN34 5	14/03/2022	106000	116757	FALSE	Bungalow	Terraced	66	1606.06	1769.05	Leasehold
7, Selbourne Road, Grimsby DN34 5SD	DN34 5SD	DN34 5	05/12/2024	119950	122178	FALSE	House	Terraced	69	1738.41	1770.7	Freehold
11, St Michaels Road, Grimsby DN34 5RY	DN34 5RY	DN34 5	30/11/2023	128000	134587	FALSE	House	Terraced	76	1684.21	1770.88	Freehold
4, Spratton Court, Grimsby DN34 5UN	DN34 5UN	DN34 5	26/05/2023	102000	109798	FALSE	House	Terraced	62	1645.16	1770.94	Freehold
48, Broadway, Grimsby DN34 5RN	DN34 5RN	DN34 5	08/09/2023	150000	154460	FALSE	House	Semi_Detach	87	1724.14	1775.4	Freehold
15, Queens Court, Grimsby DN34 5TT	DN34 5TT	DN34 5	20/12/2022	101000	102977	FALSE	Bungalow	Terraced	58	1741.38	1775.47	Leasehold
29, Welbeck Road, Grimsby DN34 5NJ	DN34 5NJ	DN34 5	19/12/2024	110000	112043	FALSE	House	Terraced	63	1746.03	1778.46	Freehold
37, Welland Avenue, Grimsby DN34 5JP	DN34 5JP	DN34 5	07/08/2025	142000	150131	FALSE	House	Other	84	1690.48	1787.27	Freehold
23, Brocklesby Road, Grimsby DN34 5NF	DN34 5NF	DN34 5	20/08/2025	153500	162741	FALSE	House	Semi_Detach	91	1686.81	1788.36	Freehold
67, Bargate, Grimsby DN34 5BD	DN34 5BD	DN34 5	14/04/2023	365000	381438	FALSE	House	Detached	213	1713.62	1790.79	Freehold
40, Gloucester Avenue, Grimsby DN34 5BW	DN34 5BW	DN34 5	07/01/2022	175000	193843	FALSE	House	Semi_Detach	108	1620.37	1794.84	Freehold
81, Pershore Avenue, Grimsby DN34 5PT	DN34 5PT	DN34 5	26/11/2025	135000	136445	FALSE	House	Semi_Detach	76	1776.32	1795.33	Freehold
6, Crowland Avenue, Grimsby DN34 5JJ	DN34 5JJ	DN34 5	13/07/2022	155000	158353	FALSE	House	Semi_Detach	88	1761.36	1799.47	Freehold
392, Laceby Road, Grimsby DN34 5LX	DN34 5LX	DN34 5	12/01/2022	140000	155075	FALSE	House	Semi_Detach	86	1627.91	1803.2	Freehold
6, Watford Avenue, Grimsby DN34 5JF	DN34 5JF	DN34 5	14/03/2025	147000	148141	FALSE	House	Semi_Detach	82	1792.68	1806.6	Freehold
93, Laceby Road, Grimsby DN34 5DS	DN34 5DS	DN34 5	30/10/2023	160000	164431	FALSE	House	Semi_Detach	91	1758.24	1806.93	Freehold
Flat 1, 10, Regent Gardens, Grimsby DN34 5AT	DN34 5AT	DN34 5	12/10/2022	103500	97744	FALSE	House	Flat	54	1916.67	1810.07	Leasehold
136, Chelmsford Avenue, Grimsby DN34 5DA	DN34 5DA	DN34 5	06/01/2023	132500	137668	FALSE	House	Semi_Detach	76	1743.42	1811.42	Freehold
131, Nelson Way, Grimsby DN34 5UJ	DN34 5UJ	DN34 5	06/04/2023	94999	103329	FALSE	House	Terraced	57	1666.65	1812.79	Freehold
15, Kings Court, Grimsby DN34 5TS	DN34 5TS	DN34 5	17/12/2025	115000	112901	FALSE	Bungalow	Flat	62	1854.84	1820.98	Leasehold
38, Malcolm Road, Grimsby DN34 5NL	DN34 5NL	DN34 5	09/04/2026	135000	133079	FALSE	House	Semi_Detach	73	1849.32	1823	Freehold
2, Maidwell Way, Grimsby DN34 5UP	DN34 5UP	DN34 5	09/02/2026	186000	182778	FALSE	House	Detached	100	1860	1827.78	Freehold
2, Emmanuel Court, Grimsby DN34 5XW	DN34 5XW	DN34 5	05/11/2024	115000	118891	FALSE	House	Semi_Detach	65	1769.23	1829.09	Freehold
4, The Cresta, Grimsby DN34 5AW	DN34 5AW	DN34 5	09/06/2025	146000	153692	FALSE	House	Semi_Detach	84	1738.1	1829.67	Freehold
157, Chelmsford Avenue, Grimsby DN34 5BZ	DN34 5BZ	DN34 5	07/01/2022	127500	141229	FALSE	House	Semi_Detach	77	1655.84	1834.14	Freehold
5, Queens Court, Grimsby DN34 5TT	DN34 5TT	DN34 5	27/04/2023	95000	95394	FALSE	Bungalow	Flat	52	1826.92	1834.5	Leasehold
234, Broadway, Grimsby DN34 5QT	DN34 5QT	DN34 5	26/08/2022	180000	180176	FALSE	House	Detached	98	1836.73	1838.53	Freehold
11, Clare Court, Grimsby DN34 5UU	DN34 5UU	DN34 5	01/03/2024	106000	112382	FALSE	Bungalow	Semi_Detach	61	1737.7	1842.33	Leasehold
241, Broadway, Grimsby DN34 5QS	DN34 5QS	DN34 5	11/10/2024	160000	165908	FALSE	House	Semi_Detach	90	1777.78	1843.42	Freehold
8, Nelson Way, Grimsby DN34 5RD	DN34 5RD	DN34 5	30/05/2023	149950	158654	FALSE	Bungalow	Semi_Detach	86	1743.6	1844.81	Freehold
49, Gloucester Avenue, Grimsby DN34 5BU	DN34 5BU	DN34 5	10/02/2023	182500	195684	FALSE	House	Semi_Detach	106	1721.7	1846.08	Freehold
21, Welland Avenue, Grimsby DN34 5JP	DN34 5JP	DN34 5	27/02/2024	135000	144009	FALSE	House	Semi_Detach	78	1730.77	1846.27	Freehold
27, Western Outway, Grimsby DN34 5EX	DN34 5EX	DN34 5	15/03/2023	147500	160642	FALSE	House	Semi_Detach	87	1695.4	1846.46	Freehold
2, Chingford Avenue, Grimsby DN34 5HW	DN34 5HW	DN34 5	21/06/2022	140000	147976	FALSE	House	Semi_Detach	80	1750	1849.7	Freehold
79, Collingwood Crescent, Grimsby DN34 5RG	DN34 5RG	DN34 5	15/04/2025	125000	125848	FALSE	House	Semi_Detach	68	1838.24	1850.71	Freehold
12, Queens Court, Grimsby DN34 5TT	DN34 5TT	DN34 5	31/10/2025	90000	92577	FALSE	Bungalow	Terraced	50	1800	1851.54	Leasehold
37, Broadway, Grimsby DN34 5RW	DN34 5RW	DN34 5	07/02/2025	120000	122235	FALSE	House	Semi_Detach	66	1818.18	1852.05	Freehold
12, Gloucester Avenue, Grimsby DN34 5BW	DN34 5BW	DN34 5	14/10/2022	171500	174353	FALSE	House	Semi_Detach	94	1824.47	1854.82	Freehold
32, Maidwell Way, Grimsby DN34 5UP	DN34 5UP	DN34 5	11/12/2025	80000	79770	FALSE	House	Terraced	43	1860.47	1855.12	Freehold
9, Halton Way, Grimsby DN34 5EU	DN34 5EU	DN34 5	26/06/2025	120000	126322	FALSE	House	Semi_Detach	68	1764.71	1857.68	Freehold
23, Queens Court, Grimsby DN34 5TT	DN34 5TT	DN34 5	26/02/2024	115000	115238	FALSE	Bungalow	Flat	62	1854.84	1858.68	Leasehold
1, Victory Way, Grimsby DN34 5UY	DN34 5UY	DN34 5	08/11/2024	165000	169312	FALSE	House	Detached	91	1813.19	1860.57	Freehold
74, Laceby Road, Grimsby DN34 5BJ	DN34 5BJ	DN34 5	28/06/2024	211000	221443	FALSE	House	Semi_Detach	119	1773.11	1860.87	Freehold
14, Sherwood Road, Grimsby DN34 5TN	DN34 5TN	DN34 5	19/01/2024	133500	141682	FALSE	House	Semi_Detach	76	1756.58	1864.24	Freehold
84, Little Coates Road, Grimsby DN34 5SY	DN34 5SY	DN34 5	31/05/2024	165000	173693	FALSE	House	Semi_Detach	93	1774.19	1867.67	Freehold
4, St Johns Court, Grimsby DN34 5TE	DN34 5TE	DN34 5	21/10/2024	110000	113936	FALSE	Bungalow	Terraced	61	1803.28	1867.8	Leasehold
151, Laceby Road, Grimsby DN34 5DS	DN34 5DS	DN34 5	12/09/2022	186000	186897	FALSE	House	Terraced	100	1860	1868.97	Freehold
27, Nelson Way, Grimsby DN34 5RA	DN34 5RA	DN34 5	09/09/2022	177000	175795	FALSE	House	Detached	94	1882.98	1870.16	Freehold
135, Chelmsford Avenue, Grimsby DN34 5BZ	DN34 5BZ	DN34 5	14/02/2025	136000	138533	FALSE	House	Semi_Detach	74	1837.84	1872.07	Freehold
10, Collingwood Crescent, Grimsby DN34 5RG	DN34 5RG	DN34 5	14/02/2025	136000	138533	FALSE	House	Semi_Detach	74	1837.84	1872.07	Freehold
23, Broadway, Grimsby DN34 5RW	DN34 5RW	DN34 5	12/09/2022	145500	146487	FALSE	House	Semi_Detach	78	1865.38	1878.04	Freehold
59a, Bargate, Grimsby DN34 5AA	DN34 5AA	DN34 5	04/07/2022	239000	244170	FALSE	House	Semi_Detach	130	1838.46	1878.23	Freehold
156, Orion Way, Grimsby DN34 5UF	DN34 5UF	DN34 5	18/02/2022	117500	129599	FALSE	House	Semi_Detach	69	1702.9	1878.25	Freehold
10, Yardley Way, Grimsby DN34 5UQ	DN34 5UQ	DN34 5	27/03/2023	119000	129603	FALSE	House	Semi_Detach	69	1724.64	1878.3	Freehold
1, Crowland Avenue, Grimsby DN34 5JN	DN34 5JN	DN34 5	14/11/2025	125000	126338	FALSE	House	Semi_Detach	67	1865.67	1885.64	Freehold
19, Achille Road, Grimsby DN34 5RB	DN34 5RB	DN34 5	25/04/2025	279000	278183	FALSE	House	Detached	147	1897.96	1892.4	Freehold
2, The Cedars, Eastern Inway, Grimsby DN34 5BA	DN34 5BA	DN34 5	11/04/2025	145000	145840	FALSE	House	Terraced	77	1883.12	1894.03	Freehold
13, Westward Ho, Grimsby DN34 5AF	DN34 5AF	DN34 5	05/04/2022	240000	263316	FALSE	House	Semi_Detach	139	1726.62	1894.36	Freehold
14, Peterhouse Road, Grimsby DN34 5UX	DN34 5UX	DN34 5	19/05/2025	118000	121258	FALSE	Bungalow	Terraced	64	1843.75	1894.66	Leasehold
4, Britannia Crescent, Grimsby DN34 5RF	DN34 5RF	DN34 5	25/08/2023	185000	187758	FALSE	House	Detached	99	1868.69	1896.55	Freehold
31, Brocklesby Road, Grimsby DN34 5NF	DN34 5NF	DN34 5	11/08/2022	133000	134685	FALSE	House	Semi_Detach	71	1873.24	1896.97	Freehold
12, Harlstone Court, Grimsby DN34 5UW	DN34 5UW	DN34 5	16/11/2022	127500	129241	FALSE	House	Semi_Detach	68	1875	1900.6	Freehold
35, Collingwood Crescent, Grimsby DN34 5RG	DN34 5RG	DN34 5	18/06/2025	124000	131443	FALSE	House	Terraced	69	1797.1	1904.97	Freehold
3, Queens Court, Grimsby DN34 5TT	DN34 5TT	DN34 5	10/03/2022	89950	99078	FALSE	Bungalow	Terraced	52	1729.81	1905.35	Leasehold
41, Yardley Way, Grimsby DN34 5UQ	DN34 5UQ	DN34 5	24/05/2024	126000	133427	FALSE	House	Terraced	70	1800	1906.1	Freehold
252, Chelmsford Avenue, Grimsby DN34 5DF	DN34 5DF	DN34 5	31/08/2022	160000	162027	FALSE	House	Semi_Detach	85	1882.35	1906.2	Freehold
3, St Michaels Road, Grimsby DN34 5RY	DN34 5RY	DN34 5	07/11/2025	170000	171819	FALSE	House	Semi_Detach	90	1888.89	1909.1	Freehold
1, Tattershall Avenue, Grimsby DN34 5JL	DN34 5JL	DN34 5	16/12/2022	165000	168074	FALSE	House	Semi_Detach	88	1875	1909.93	Freehold
64, Westward Ho, Grimsby DN34 5AG	DN34 5AG	DN34 5	18/01/2022	188000	208243	FALSE	House	Semi_Detach	109	1724.77	1910.49	Freehold
31, Maidwell Way, Grimsby DN34 5UP	DN34 5UP	DN34 5	13/09/2024	77500	80433	FALSE	House	Terraced	42	1845.24	1915.07	Freehold
22, Norwich Avenue, Grimsby DN34 5ET	DN34 5ET	DN34 5	30/09/2022	175000	176187	FALSE	House	Semi_Detach	92	1902.17	1915.08	Freehold
7, Watford Avenue, Grimsby DN34 5JD	DN34 5JD	DN34 5	08/07/2024	145000	151412	FALSE	House	Semi_Detach	79	1835.44	1916.61	Freehold
230, Chelmsford Avenue, Grimsby DN34 5DE	DN34 5DE	DN34 5	06/10/2025	175000	180203	FALSE	House	Semi_Detach	94	1861.7	1917.05	Freehold
245, Broadway, Grimsby DN34 5QS	DN34 5QS	DN34 5	07/08/2025	158000	167512	FALSE	House	Semi_Detach	87	1816.09	1925.43	Freehold
216, Laceby Road, Grimsby DN34 5DP	DN34 5DP	DN34 5	18/01/2023	165000	171435	FALSE	House	Semi_Detach	89	1853.93	1926.24	Freehold
16, Norwich Avenue, Grimsby DN34 5ET	DN34 5ET	DN34 5	19/08/2022	175000	177217	FALSE	House	Semi_Detach	92	1902.17	1926.27	Freehold
174, Little Coates Road, Grimsby DN34 5SU	DN34 5SU	DN34 5	24/10/2022	172500	175369	FALSE	House	Semi_Detach	91	1895.6	1927.13	Freehold
190, Little Coates Road, Grimsby DN34 5SU	DN34 5SU	DN34 5	28/10/2022	165000	167745	FALSE	House	Semi_Detach	87	1896.55	1928.1	Freehold
151, Pershore Avenue, Grimsby DN34 5PZ	DN34 5PZ	DN34 5	24/06/2022	135000	142691	FALSE	House	Semi_Detach	74	1824.32	1928.26	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
26, Barry Avenue, Grimsby DN34 5LS	DN34 5LS	DN34 5	03/10/2024	163000	167765	FALSE	Bungalow	Detached	87	1873.56	1928.33	Freehold
33, Nelson Way, Grimsby DN34 5RA	DN34 5RA	DN34 5	14/04/2026	235000	231597	FALSE	House	Detached	120	1958.33	1929.97	Freehold
26, Maidwell Way, Grimsby DN34 5UP	DN34 5UP	DN34 5	23/05/2025	94000	96596	FALSE	House	Terraced	50	1880	1931.92	Freehold
13, Achille Road, Grimsby DN34 5RB	DN34 5RB	DN34 5	08/12/2022	215000	215211	FALSE	House	Detached	111	1936.94	1938.84	Freehold
22, Victory Way, Grimsby DN34 5UZ	DN34 5UZ	DN34 5	14/10/2025	130000	133865	FALSE	House	Semi_Detach	69	1884.06	1940.07	Freehold
41, Orion Way, Grimsby DN34 5TZ	DN34 5TZ	DN34 5	03/02/2023	155000	162981	FALSE	House	Detached	84	1845.24	1940.25	Freehold
14, Willoughby Grove, Grimsby DN34 5JS	DN34 5JS	DN34 5	23/07/2025	110000	118435	FALSE	House	Semi_Detach	61	1803.28	1941.56	Freehold
4, Selwyn Court, Grimsby DN34 5XP	DN34 5XP	DN34 5	28/06/2024	208000	217590	FALSE	House	Detached	112	1857.14	1942.77	Freehold
120, Gloucester Avenue, Grimsby DN34 5BT	DN34 5BT	DN34 5	26/09/2024	192500	200408	FALSE	House	Semi_Detach	103	1868.93	1945.71	Freehold
192, Little Coates Road, Grimsby DN34 5SU	DN34 5SU	DN34 5	07/03/2022	150000	163880	FALSE	House	Semi_Detach	84	1785.71	1950.95	Freehold
63, Collingwood Crescent, Grimsby DN34 5RG	DN34 5RG	DN34 5	21/10/2022	127000	129113	FALSE	House	Semi_Detach	66	1924.24	1956.26	Freehold
115, Orion Way, Grimsby DN34 5TZ	DN34 5TZ	DN34 5	24/01/2025	65500	66524	FALSE	House	Semi_Detach	34	1926.47	1956.59	Freehold
3, Tonnant Way, Grimsby DN34 5UE	DN34 5UE	DN34 5	14/08/2025	179950	189803	FALSE	House	Detached	97	1855.15	1956.73	Freehold
19, Eastern Inway, Grimsby DN34 5HH	DN34 5HH	DN34 5	08/04/2026	155000	152945	FALSE	House	Terraced	78	1987.18	1960.83	Freehold
6, St Catherines Court, Grimsby DN34 5XL	DN34 5XL	DN34 5	10/01/2025	102000	103996	FALSE	House	Terraced	53	1924.53	1962.19	Freehold
8, Belleisle Road, Grimsby DN34 5QZ	DN34 5QZ	DN34 5	16/02/2024	167500	178678	FALSE	Bungalow	Semi_Detach	91	1840.66	1963.49	Freehold
19, Darwin Court, Grimsby DN34 5XS	DN34 5XS	DN34 5	17/06/2024	120000	126048	FALSE	House	Terraced	64	1875	1969.5	Freehold
136, Nelson Way, Grimsby DN34 5UB	DN34 5UB	DN34 5	21/05/2025	165000	167627	FALSE	House	Detached	85	1941.18	1972.08	Freehold
11, Deene Close, Grimsby DN34 5XB	DN34 5XB	DN34 5	26/08/2022	115000	116457	FALSE	House	Semi_Detach	59	1949.15	1973.85	Freehold
5, Achille Road, Grimsby DN34 5RB	DN34 5RB	DN34 5	17/07/2024	300000	312232	FALSE	House	Detached	158	1898.73	1976.15	Freehold
34, Broadway, Grimsby DN34 5RN	DN34 5RN	DN34 5	06/03/2024	142000	150549	FALSE	House	Semi_Detach	76	1868.42	1980.91	Freehold
225, Broadway, Grimsby DN34 5QX	DN34 5QX	DN34 5	01/09/2023	180000	182502	FALSE	House	Detached	92	1956.52	1983.72	Freehold
35, Nelson Way, Grimsby DN34 5RA	DN34 5RA	DN34 5	07/07/2022	103000	105228	FALSE	House	Semi_Detach	53	1943.4	1985.43	Freehold
12, Revesby Avenue, Grimsby DN34 5JW	DN34 5JW	DN34 5	14/02/2025	115000	117142	FALSE	Bungalow	Semi_Detach	59	1949.15	1985.46	Freehold
36, Swiftsure Crescent, Grimsby DN34 5QN	DN34 5QN	DN34 5	30/01/2026	148000	147010	FALSE	House	Semi_Detach	74	2000	1986.62	Freehold
3, Hill Top Place, Grimsby DN34 5PF	DN34 5PF	DN34 5	17/04/2025	150000	151017	FALSE	House	Semi_Detach	76	1973.68	1987.07	Freehold
16, Darwin Court, Grimsby DN34 5XS	DN34 5XS	DN34 5	29/11/2024	123000	127275	FALSE	House	Terraced	64	1921.88	1988.67	Freehold
577, Laceby Road, Grimsby DN34 5PD	DN34 5PD	DN34 5	26/05/2023	160000	169287	FALSE	House	Semi_Detach	85	1882.35	1991.61	Freehold
40, Swiftsure Crescent, Grimsby DN34 5QN	DN34 5QN	DN34 5	30/05/2025	140000	143735	FALSE	House	Semi_Detach	72	1944.44	1996.32	Freehold
10, Roundway, Grimsby DN34 5AS	DN34 5AS	DN34 5	29/08/2024	252000	260417	FALSE	House	Detached	130	1938.46	2003.21	Freehold
22, Romsey Court, Grimsby DN34 5TY	DN34 5TY	DN34 5	04/02/2026	137000	134420	FALSE	House	Terraced	67	2044.78	2006.27	Freehold
543, Laceby Road, Grimsby DN34 5PB	DN34 5PB	DN34 5	28/09/2023	148000	152400	FALSE	House	Semi_Detach	75.9	1949.93	2007.91	Freehold
8, Orion Way, Grimsby DN34 5UA	DN34 5UA	DN34 5	11/08/2023	132500	136575	FALSE	House	Semi_Detach	68	1948.53	2008.46	Freehold
3, Firbeck Close, Grimsby DN34 5NY	DN34 5NY	DN34 5	02/12/2025	137000	136607	FALSE	House	Terraced	68	2014.71	2008.93	Freehold
18, Collingwood Crescent, Grimsby DN34 5RG	DN34 5RG	DN34 5	30/08/2024	141600	146682	FALSE	House	Semi_Detach	73	1939.73	2009.34	Freehold
52, Peterhouse Road, Grimsby DN34 5UX	DN34 5UX	DN34 5	11/07/2022	120000	122596	FALSE	House	Semi_Detach	61	1967.21	2009.77	Freehold
108, Nelson Way, Grimsby DN34 5UL	DN34 5UL	DN34 5	15/03/2024	175000	183445	FALSE	House	Detached	91	1923.08	2015.88	Freehold
145, Nelson Way, Grimsby DN34 5UJ	DN34 5UJ	DN34 5	21/02/2024	147500	157343	FALSE	House	Semi_Detach	78	1891.03	2017.22	Freehold
102, Bargate, Grimsby DN34 5AB	DN34 5AB	DN34 5	29/04/2022	250000	268967	FALSE	House	Detached	133	1879.7	2022.31	Freehold
36, Maidwell Way, Grimsby DN34 5UP	DN34 5UP	DN34 5	16/11/2022	136000	137858	FALSE	House	Semi_Detach	68	2000	2027.32	Freehold
55, Western Outway, Grimsby DN34 5EX	DN34 5EX	DN34 5	15/07/2022	145000	148137	FALSE	House	Semi_Detach	73	1986.3	2029.27	Freehold
34, Revesby Avenue, Grimsby DN34 5JW	DN34 5JW	DN34 5	04/09/2024	100000	103655	FALSE	Bungalow	Detached	51	1960.78	2032.45	Freehold
40, Malcolm Road, Grimsby DN34 5NL	DN34 5NL	DN34 5	13/03/2024	142000	150549	FALSE	House	Semi_Detach	74	1918.92	2034.45	Freehold
69, Orion Way, Grimsby DN34 5TZ	DN34 5TZ	DN34 5	05/03/2024	148000	156910	FALSE	House	Semi_Detach	77	1922.08	2037.79	Freehold
63, Roundway, Grimsby DN34 5AS	DN34 5AS	DN34 5	25/10/2022	245000	249075	FALSE	House	Semi_Detach	122	2008.2	2041.6	Freehold
2, Yardley Way, Grimsby DN34 5UQ	DN34 5UQ	DN34 5	20/06/2025	185000	191956	FALSE	House	Detached	94	1968.09	2042.09	Freehold
90, Gloucester Avenue, Grimsby DN34 5BT	DN34 5BT	DN34 5	27/11/2025	186000	187990	FALSE	House	Semi_Detach	92	2021.74	2043.37	Freehold
12, Nelson Way, Grimsby DN34 5RD	DN34 5RD	DN34 5	02/06/2023	185000	192215	FALSE	House	Semi_Detach	94	1968.09	2044.84	Freehold
10, Maidwell Way, Grimsby DN34 5UP	DN34 5UP	DN34 5	02/04/2026	85000	83873	FALSE	House	Terraced	41	2073.17	2045.68	Freehold
1, Welbeck Place, Grimsby DN34 5NH	DN34 5NH	DN34 5	26/08/2022	120000	121398	FALSE	House	Terraced	59	2033.9	2057.59	Freehold
24, Darwin Court, Grimsby DN34 5XS	DN34 5XS	DN34 5	30/08/2023	215000	218206	FALSE	House	Detached	106	2028.3	2058.55	Freehold
2b, Cambridge Road, Grimsby DN34 5EA	DN34 5EA	DN34 5	25/01/2024	150000	158914	FALSE	House	Other	77	1948.05	2063.82	Freehold
31, Clare Court, Grimsby DN34 5UU	DN34 5UU	DN34 5	06/09/2024	129950	127967	FALSE	Bungalow	Flat	62	2095.97	2063.98	Leasehold
436, Laceby Road, Grimsby DN34 5ND	DN34 5ND	DN34 5	14/07/2025	165000	177653	FALSE	House	Semi_Detach	86	1918.6	2065.73	Freehold
8, Peterhouse Road, Grimsby DN34 5UX	DN34 5UX	DN34 5	22/08/2025	125000	132368	FALSE	Bungalow	Terraced	64	1953.13	2068.25	Leasehold
129, Nelson Way, Grimsby DN34 5UJ	DN34 5UJ	DN34 5	15/09/2023	120000	124171	FALSE	House	Terraced	60	2000	2069.52	Freehold
171, Orion Way, Grimsby DN34 5UG	DN34 5UG	DN34 5	20/07/2022	160000	161423	FALSE	House	Detached	78	2051.28	2069.53	Freehold
25, Yardley Way, Grimsby DN34 5UQ	DN34 5UQ	DN34 5	23/09/2025	114000	120109	FALSE	House	Terraced	58	1965.52	2070.84	Freehold
3, Stephen Crescent, Grimsby DN34 5LZ	DN34 5LZ	DN34 5	12/09/2025	170000	178570	FALSE	Bungalow	Detached	86	1976.74	2076.4	Freehold
233, Chelmsford Avenue, Grimsby DN34 5BX	DN34 5BX	DN34 5	25/05/2023	220000	232770	FALSE	House	Semi_Detach	112	1964.29	2078.3	Freehold
25, Westward Ho, Grimsby DN34 5AF	DN34 5AF	DN34 5	15/08/2025	210000	222643	FALSE	House	Semi_Detach	107	1962.62	2080.78	Freehold
27, Yardley Way, Grimsby DN34 5UQ	DN34 5UQ	DN34 5	11/10/2024	108500	112383	FALSE	House	Terraced	54	2009.26	2081.17	Freehold
4, Coventry Avenue, Grimsby DN34 5EH	DN34 5EH	DN34 5	18/05/2022	172000	185382	FALSE	House	Semi_Detach	89	1932.58	2082.94	Freehold
13, Belleisle Road, Grimsby DN34 5QY	DN34 5QY	DN34 5	12/07/2024	180000	187960	FALSE	House	Semi_Detach	90	2000	2088.44	Freehold
145a, Nelson Way, Grimsby DN34 5UJ	DN34 5UJ	DN34 5	10/06/2022	185000	192347	FALSE	House	Detached	92	2010.87	2090.73	Freehold
20, Brocklesby Place, Grimsby DN34 5NG	DN34 5NG	DN34 5	09/06/2025	150000	159003	FALSE	House	Terraced	76	1973.68	2092.14	Freehold
15, Hamilton Close, Grimsby DN34 5QW	DN34 5QW	DN34 5	06/10/2023	208000	213761	FALSE	House	Semi_Detach	102	2039.22	2095.7	Freehold
13, St Edmunds Court, Grimsby DN34 5XT	DN34 5XT	DN34 5	27/02/2026	142750	140585	FALSE	House	Semi_Detach	67	2130.6	2098.28	Freehold
90, Nelson Way, Grimsby DN34 5UL	DN34 5UL	DN34 5	07/11/2022	190000	189259	FALSE	House	Detached	90	2111.11	2102.88	Freehold
31, The Ridgeway, Grimsby DN34 5PH	DN34 5PH	DN34 5	25/08/2022	140000	141092	FALSE	Bungalow	Other	67	2089.55	2105.85	Freehold
7, Hamilton Close, Grimsby DN34 5QW	DN34 5QW	DN34 5	12/03/2025	163000	164265	FALSE	House	Semi_Detach	78	2089.74	2105.96	Freehold
511, Laceby Road, Grimsby DN34 5PB	DN34 5PB	DN34 5	30/08/2024	155000	160177	FALSE	House	Detached	76	2039.47	2107.59	Freehold
14, Africa Close, Grimsby DN34 5QP	DN34 5QP	DN34 5	12/10/2023	172500	177277	FALSE	House	Semi_Detach	84	2053.57	2110.44	Freehold
39, Yardley Way, Grimsby DN34 5UQ	DN34 5UQ	DN34 5	03/10/2023	137500	141576	FALSE	House	Terraced	67	2052.24	2113.07	Freehold
156, Laceby Road, Grimsby DN34 5DR	DN34 5DR	DN34 5	01/08/2025	147500	156380	FALSE	House	Semi_Detach	74	1993.24	2113.24	Freehold
17, Nelson Way, Grimsby DN34 5RA	DN34 5RA	DN34 5	25/07/2025	220000	234713	FALSE	House	Detached	111	1981.98	2114.53	Freehold
44, Peterhouse Road, Grimsby DN34 5UX	DN34 5UX	DN34 5	09/10/2024	148950	154450	FALSE	House	Semi_Detach	73	2040.41	2115.75	Freehold
88, Nelson Way, Grimsby DN34 5UL	DN34 5UL	DN34 5	17/11/2023	167000	171536	FALSE	House	Detached	81	2061.73	2117.73	Freehold
67, Roundway, Grimsby DN34 5AS	DN34 5AS	DN34 5	09/09/2022	230000	231560	FALSE	House	Semi_Detach	109	2110.09	2124.4	Freehold
21, Westward Ho, Grimsby DN34 5AF	DN34 5AF	DN34 5	25/04/2022	215000	235887	FALSE	House	Semi_Detach	111	1936.94	2125.11	Freehold
35, Orion Way, Grimsby DN34 5TZ	DN34 5TZ	DN34 5	23/06/2023	135000	140265	FALSE	House	Semi_Detach	66	2045.45	2125.23	Freehold
6, Peterhouse Road, Grimsby DN34 5UX	DN34 5UX	DN34 5	17/09/2025	97000	102198	FALSE	Bungalow	Terraced	48	2020.83	2129.13	Leasehold
64, Cambridge Road, Grimsby DN34 5EA	DN34 5EA	DN34 5	07/11/2024	142000	146935	FALSE	House	Terraced	69	2057.97	2129.49	Freehold
43, Roundway, Grimsby DN34 5AS	DN34 5AS	DN34 5	25/11/2022	185000	187527	FALSE	House	Semi_Detach	88	2102.27	2130.99	Freehold
525, Laceby Road, Grimsby DN34 5PB	DN34 5PB	DN34 5	31/05/2024	150000	157903	FALSE	House	Semi_Detach	74	2027.03	2133.82	Freehold
59, Roundway, Grimsby DN34 5AS	DN34 5AS	DN34 5	02/06/2023	233000	242087	FALSE	House	Semi_Detach	113	2061.95	2142.36	Freehold
17, Longfield Road, Grimsby DN34 5SB	DN34 5SB	DN34 5	26/11/2025	129500	130886	FALSE	Bungalow	Semi_Detach	61	2122.95	2145.67	Freehold
17, Victory Way, Grimsby DN34 5UY	DN34 5UY	DN34 5	29/11/2024	110000	113823	FALSE	House	Terraced	53	2075.47	2147.6	Freehold
21, Swiftsure Crescent, Grimsby DN34 5QN	DN34 5QN	DN34 5	27/02/2026	153000	150680	FALSE	Bungalow	Semi_Detach	70	2185.71	2152.57	Freehold
8, Norwich Avenue, Grimsby DN34 5ET	DN34 5ET	DN34 5	12/07/2024	148500	155067	FALSE	House	Semi_Detach	72	2062.5	2153.71	Freehold
170, Chelmsford Avenue, Grimsby DN34 5DB	DN34 5DB	DN34 5	01/02/2024	147500	157343	FALSE	House	Semi_Detach	73	2020.55	2155.38	Freehold
353, Laceby Road, Grimsby DN34 5LR	DN34 5LR	DN34 5	08/09/2023	223000	228752	FALSE	Bungalow	Other	106	2103.77	2158.04	Freehold
11, Foxglove Gardens, Grimsby DN34 5XN	DN34 5XN	DN34 5	23/03/2026	120000	118746	FALSE	House	Terraced	55	2181.82	2159.02	Freehold
80, The Ridgeway, Grimsby DN34 5PQ	DN34 5PQ	DN34 5	26/08/2025	165000	174934	FALSE	House	Semi_Detach	81	2037.04	2159.68	Freehold
26, Foxglove Gardens, Grimsby DN34 5XN	DN34 5XN	DN34 5	19/04/2022	136000	149212	FALSE	House	Semi_Detach	69	1971.01	2162.49	Freehold
38, Gloucester Avenue, Grimsby DN34 5BW	DN34 5BW	DN34 5	28/03/2024	177500	188186	FALSE	House	Semi_Detach	87	2040.23	2163.06	Freehold
9, Hill Top Place, Grimsby DN34 5PF	DN34 5PF	DN34 5	01/06/2022	172000	181799	FALSE	Bungalow	Semi_Detach	84	2047.62	2164.27	Freehold
154, Broadway, Grimsby DN34 5QH	DN34 5QH	DN34 5	06/06/2022	170000	179685	FALSE	Bungalow	Semi_Detach	83	2048.19	2164.88	Freehold
31, Achille Road, Grimsby DN34 5RB	DN34 5RB	DN34 5	29/11/2022	240000	239063	FALSE	House	Detached	110	2181.82	2173.3	Freehold
14, Yardley Way, Grimsby DN34 5UQ	DN34 5UQ	DN34 5	23/09/2022	147500	148500	FALSE	House	Semi_Detach	68.3	2159.59	2174.23	Freehold
6, Nelson Way, Grimsby DN34 5RD	DN34 5RD	DN34 5	23/09/2024	140000	145752	FALSE	House	Semi_Detach	67	2089.55	2175.4	Freehold
81, The Ridgeway, Grimsby DN34 5PG	DN34 5PG	DN34 5	14/08/2023	165000	170074	FALSE	Bungalow	Semi_Detach	78	2115.38	2180.44	Freehold
16, Gloucester Avenue, Grimsby DN34 5BW	DN34 5BW	DN34 5	18/07/2025	150000	161503	FALSE	House	Semi_Detach	74	2027.03	2182.47	Freehold
23, Yardley Way, Grimsby DN34 5UQ	DN34 5UQ	DN34 5	27/02/2023	110000	117946	FALSE	House	Semi_Detach	54	2037.04	2184.19	Freehold
4, Moulton Close, Grimsby DN34 5LH	DN34 5LH	DN34 5	27/03/2025	115000	115892	FALSE	House	Semi_Detach	53	2169.81	2186.64	Freehold
15, Achille Road, Grimsby DN34 5RB	DN34 5RB	DN34 5	10/12/2024	170000	170837	FALSE	Bungalow	Detached	78	2179.49	2190.22	Freehold
231, Little Coates Road, Grimsby DN34 5TP	DN34 5TP	DN34 5	01/10/2024	186000	192868	FALSE	House	Semi_Detach	88	2113.64	2191.68	Leasehold
22, Cambridge Road, Grimsby DN34 5EA	DN34 5EA	DN34 5	20/05/2022	118000	127180	FALSE	House	Semi_Detach	58	2034.48	2192.76	Freehold
21, Barry Avenue, Grimsby DN34 5LS	DN34 5LS	DN34 5	01/11/2024	140000	144736	FALSE	Bungalow	Semi_Detach	66	2121.21	2192.97	Freehold
2, Foxglove Gardens, Grimsby DN34 5XN	DN34 5XN	DN34 5	23/01/2023	114000	118446	FALSE	House	Semi_Detach	54	2111.11	2193.44	Freehold
442, Laceby Road, Grimsby DN34 5ND	DN34 5ND	DN34 5	21/04/2023	183000	196018	FALSE	House	Semi_Detach	89	2056.18	2202.45	Leasehold
19, Revesby Avenue, Grimsby DN34 5JW	DN34 5JW	DN34 5	05/10/2022	115000	116793	FALSE	Bungalow	Terraced	53	2169.81	2203.64	Freehold
4, Emmanuel Court, Grimsby DN34 5XW	DN34 5XW	DN34 5	08/12/2023	158000	167855	FALSE	Bungalow	Semi_Detach	76	2078.95	2208.62	Freehold
12, Norwich Avenue, Grimsby DN34 5ET	DN34 5ET	DN34 5	09/01/2026	187000	185749	FALSE	House	Semi_Detach	84	2226.19	2211.3	Freehold
5, The Ridgeway, Grimsby DN34 5PH	DN34 5PH	DN34 5	21/02/2025	165000	168074	FALSE	House	Semi_Detach	76	2171.05	2211.5	Freehold
48, Barry Avenue, Grimsby DN34 5LS	DN34 5LS	DN34 5	20/03/2023	130000	141583	FALSE	Bungalow	Semi_Detach	64	2031.25	2212.23	Freehold
2, Britannia Crescent, Grimsby DN34 5RF	DN34 5RF	DN34 5	15/03/2024	192500	201789	FALSE	House	Detached	91	2115.38	2217.46	Freehold
31, Eastwood Avenue, Grimsby DN34 5BE	DN34 5BE	DN34 5	07/11/2025	200000	202140	FALSE	House	Semi_Detach	91	2197.8	2221.32	Freehold
Flat 10, 55, Bargate, Grimsby DN34 5AD	DN34 5AD	DN34 5	27/06/2023	99950	97828	FALSE	House	Flat	44	2271.59	2223.36	Leasehold
20, Sherwood Road, Grimsby DN34 5TN	DN34 5TN	DN34 5	17/02/2023	135000	144752	FALSE	House	Semi_Detach	65	2076.92	2226.95	Freehold
14, Nelson Way, Grimsby DN34 5RD	DN34 5RD	DN34 5	12/08/2022	149950	151850	FALSE	House	Semi_Detach	68	2205.15	2233.09	Freehold
40, Achille Road, Grimsby DN34 5RB	DN34 5RB	DN34 5	11/10/2024	280000	288185	FALSE	House	Detached	129	2170.54	2233.99	Freehold
15, Barry Avenue, Grimsby DN34 5LS	DN34 5LS	DN34 5	26/08/2025	210000	221498	FALSE	Bungalow	Detached	99	2121.21	2237.35	Freehold
89, The Ridgeway, Grimsby DN34 5PG	DN34 5PG	DN34 5	19/08/2022	135000	136711	FALSE	Bungalow	Semi_Detach	61	2213.11	2241.16	Freehold
21, Darwin Court, Grimsby DN34 5XS	DN34 5XS	DN34 5	03/09/2025	185000	195340	FALSE	House	Semi_Detach	87	2126.44	2245.29	Freehold
18, Cambridge Road, Grimsby DN34 5EA	DN34 5EA	DN34 5	30/08/2024	180000	186461	FALSE	House	Semi_Detach	83	2168.67	2246.52	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
254, Chelmsford Avenue, Grimsby DN34 5DF	DN34 5DF	DN34 5	05/12/2023	165000	175291	FALSE	House	Semi_Detach	78	2115.38	2247.32	Freehold
10, Foxglove Gardens, Grimsby DN34 5XN	DN34 5XN	DN34 5	03/04/2023	117500	125858	FALSE	House	Semi_Detach	56	2098.21	2247.46	Freehold
25, Longfield Road, Grimsby DN34 5SB	DN34 5SB	DN34 5	04/10/2024	128000	132727	FALSE	Bungalow	Semi_Detach	59	2169.49	2249.61	Freehold
14, Harlstone Court, Grimsby DN34 5UW	DN34 5UW	DN34 5	13/02/2025	148000	150757	FALSE	House	Semi_Detach	67	2208.96	2250.1	Freehold
27, Roundway, Grimsby DN34 5AS	DN34 5AS	DN34 5	11/10/2024	187000	193905	FALSE	House	Semi_Detach	86	2174.42	2254.71	Freehold
27, Longfield Road, Grimsby DN34 5SB	DN34 5SB	DN34 5	03/03/2026	139000	137806	FALSE	Bungalow	Semi_Detach	61	2278.69	2259.11	Freehold
7, Yardley Way, Grimsby DN34 5UQ	DN34 5UQ	DN34 5	24/10/2025	110000	113149	FALSE	House	Terraced	50	2200	2262.98	Freehold
26, Revesby Avenue, Grimsby DN34 5JW	DN34 5JW	DN34 5	27/02/2023	129000	138319	FALSE	Bungalow	Semi_Detach	61	2114.75	2267.52	Freehold
72, The Ridgeway, Grimsby DN34 5PQ	DN34 5PQ	DN34 5	18/12/2024	172000	174690	FALSE	Bungalow	Semi_Detach	77	2233.77	2268.7	Freehold
12, Foxglove Gardens, Grimsby DN34 5XN	DN34 5XN	DN34 5	28/02/2022	115000	127208	FALSE	House	Terraced	56	2053.57	2271.57	Freehold
21, Nelson Way, Grimsby DN34 5RA	DN34 5RA	DN34 5	30/09/2022	225000	223468	FALSE	House	Detached	98	2295.92	2280.29	Freehold
121, Orion Way, Grimsby DN34 5UG	DN34 5UG	DN34 5	27/02/2025	85000	86748	FALSE	House	Terraced	38	2236.84	2282.84	Freehold
40, Collingwood Crescent, Grimsby DN34 5RG	DN34 5RG	DN34 5	27/11/2023	125000	130397	FALSE	House	Semi_Detach	57	2192.98	2287.67	Freehold
53, Barry Avenue, Grimsby DN34 5LS	DN34 5LS	DN34 5	21/03/2025	150000	151164	FALSE	Bungalow	Semi_Detach	66	2272.73	2290.36	Freehold
78, Orion Way, Grimsby DN34 5UF	DN34 5UF	DN34 5	01/04/2022	110000	121548	FALSE	House	Terraced	53	2075.47	2293.36	Freehold
158, Orion Way, Grimsby DN34 5UF	DN34 5UF	DN34 5	15/03/2024	158000	167512	FALSE	House	Semi_Detach	73	2164.38	2294.68	Freehold
30, Victory Way, Grimsby DN34 5UZ	DN34 5UZ	DN34 5	04/02/2022	110000	121677	FALSE	House	Terraced	53	2075.47	2295.79	Freehold
1, Maxwell Court, Grimsby DN34 5TX	DN34 5TX	DN34 5	25/10/2024	230000	236724	FALSE	House	Detached	103	2233.01	2298.29	Freehold
113, Nelson Way, Grimsby DN34 5UJ	DN34 5UJ	DN34 5	31/10/2025	177500	181773	FALSE	House	Detached	79	2246.84	2300.92	Freehold
16, Belleisle Road, Grimsby DN34 5QZ	DN34 5QZ	DN34 5	23/02/2023	110000	117946	FALSE	House	Semi_Detach	51	2156.86	2312.67	Freehold
4, Ellesmere Rise, Grimsby DN34 5PE	DN34 5PE	DN34 5	28/11/2022	160000	162185	FALSE	Bungalow	Semi_Detach	70	2285.71	2316.93	Freehold
10, Clare Court, Grimsby DN34 5UU	DN34 5UU	DN34 5	28/02/2024	95000	101946	FALSE	Bungalow	Terraced	44	2159.09	2316.95	Leasehold
8, Achille Road, Grimsby DN34 5RB	DN34 5RB	DN34 5	19/05/2023	212500	224835	FALSE	House	Semi_Detach	97	2190.72	2317.89	Freehold
163, Nelson Way, Grimsby DN34 5RL	DN34 5RL	DN34 5	08/03/2024	187000	198258	FALSE	House	Semi_Detach	85	2200	2332.45	Freehold
11, Yardley Way, Grimsby DN34 5UQ	DN34 5UQ	DN34 5	06/10/2023	125000	128462	FALSE	House	Semi_Detach	55	2272.73	2335.67	Freehold
42, Achille Road, Grimsby DN34 5RB	DN34 5RB	DN34 5	24/01/2025	261000	262027	FALSE	House	Detached	112	2330.36	2339.53	Freehold
6, Tattershall Avenue, Grimsby DN34 5JL	DN34 5JL	DN34 5	03/02/2022	100000	110297	FALSE	Bungalow	Semi_Detach	47	2127.66	2346.74	Freehold
120, Nelson Way, Grimsby DN34 5UL	DN34 5UL	DN34 5	24/05/2024	180000	188106	FALSE	House	Detached	80	2250	2351.32	Freehold
4, St Edmunds Court, Grimsby DN34 5XT	DN34 5XT	DN34 5	25/10/2023	162500	164596	FALSE	House	Detached	70	2321.43	2351.37	Freehold
5, Orion Way, Grimsby DN34 5TZ	DN34 5TZ	DN34 5	04/10/2024	150000	155539	FALSE	House	Semi_Detach	66	2272.73	2356.65	Freehold
3, The Berea, Grimsby DN34 5AR	DN34 5AR	DN34 5	12/04/2024	178000	188909	FALSE	House	Semi_Detach	80	2225	2361.36	Freehold
79, Peterhouse Road, Grimsby DN34 5UX	DN34 5UX	DN34 5	10/06/2024	135000	141682	FALSE	House	Semi_Detach	60	2250	2361.37	Freehold
9, Rockingham Crescent, Grimsby DN34 5XA	DN34 5XA	DN34 5	21/07/2023	118500	125612	FALSE	House	Terraced	53	2235.85	2370.04	Freehold
31, Roundway, Grimsby DN34 5AS	DN34 5AS	DN34 5	22/07/2022	230000	234975	FALSE	House	Semi_Detach	99	2323.23	2373.48	Freehold
20, Peterhouse Road, Grimsby DN34 5UX	DN34 5UX	DN34 5	22/09/2025	159950	168890	FALSE	House	Semi_Detach	71	2252.82	2378.73	Freehold
58, Achille Road, Grimsby DN34 5RB	DN34 5RB	DN34 5	02/06/2023	252000	257035	FALSE	House	Detached	108	2333.33	2379.95	Freehold
25, Western Outway, Grimsby DN34 5HE	DN34 5HE	DN34 5	05/05/2023	171000	180926	FALSE	Bungalow	Semi_Detach	76	2250	2380.61	Freehold
43, Barry Avenue, Grimsby DN34 5LS	DN34 5LS	DN34 5	29/09/2023	155000	159609	FALSE	Bungalow	Semi_Detach	67	2313.43	2382.22	Freehold
569, Laceby Road, Grimsby DN34 5PD	DN34 5PD	DN34 5	05/01/2022	155000	171690	FALSE	Bungalow	Semi_Detach	72	2152.78	2384.58	Freehold
51, Nelson Way, Grimsby DN34 5UH	DN34 5UH	DN34 5	29/11/2024	173000	179013	FALSE	House	Terraced	75	2306.67	2386.84	Freehold
34, Crowland Avenue, Grimsby DN34 5JU	DN34 5JU	DN34 5	23/05/2025	118750	121918	FALSE	Bungalow	Semi_Detach	51	2328.43	2390.55	Freehold
13, Victory Way, Grimsby DN34 5UY	DN34 5UY	DN34 5	31/01/2025	155000	158033	FALSE	House	Terraced	66	2348.48	2394.44	Freehold
23, Foxglove Gardens, Grimsby DN34 5XN	DN34 5XN	DN34 5	11/01/2022	145000	160613	FALSE	House	Semi_Detach	67	2164.18	2397.21	Freehold
18, Revesby Avenue, Grimsby DN34 5JW	DN34 5JW	DN34 5	05/01/2024	95000	100822	FALSE	Bungalow	Semi_Detach	42	2261.9	2400.52	Freehold
31, Longfield Road, Grimsby DN34 5SB	DN34 5SB	DN34 5	17/10/2025	140000	144163	FALSE	Bungalow	Semi_Detach	60	2333.33	2402.72	Freehold
50, Broadway, Grimsby DN34 5RN	DN34 5RN	DN34 5	29/07/2022	153000	156310	FALSE	House	Semi_Detach	65	2353.85	2404.77	Freehold
20, Stephen Crescent, Grimsby DN34 5LZ	DN34 5LZ	DN34 5	20/12/2024	182000	182896	FALSE	Bungalow	Detached	76	2394.74	2406.53	Freehold
5, St Edmunds Court, Grimsby DN34 5XT	DN34 5XT	DN34 5	30/09/2022	240000	238366	FALSE	House	Detached	99	2424.24	2407.74	Freehold
27, Westward Ho, Grimsby DN34 5AF	DN34 5AF	DN34 5	01/02/2023	219950	231276	FALSE	House	Detached	96	2291.15	2409.13	Freehold
16, Romsey Court, Grimsby DN34 5TY	DN34 5TY	DN34 5	17/11/2023	148000	154390	FALSE	House	Semi_Detach	64	2312.5	2412.34	Freehold
53, Roundway, Grimsby DN34 5AS	DN34 5AS	DN34 5	07/11/2022	250000	253415	FALSE	House	Semi_Detach	105	2380.95	2413.48	Freehold
35, The Cresta, Grimsby DN34 5AP	DN34 5AP	DN34 5	27/01/2023	180000	183780	FALSE	House	Detached	76	2368.42	2418.16	Freehold
66, Cambridge Road, Grimsby DN34 5EA	DN34 5EA	DN34 5	26/07/2024	160000	167075	FALSE	House	Semi_Detach	69	2318.84	2421.38	Freehold
32, Crowland Avenue, Grimsby DN34 5JU	DN34 5JU	DN34 5	07/03/2025	125000	125970	FALSE	Bungalow	Semi_Detach	52	2403.85	2422.5	Freehold
47, Peterhouse Road, Grimsby DN34 5UX	DN34 5UX	DN34 5	03/05/2022	220000	232767	FALSE	House	Detached	96	2291.67	2424.66	Freehold
16, Deene Close, Grimsby DN34 5XB	DN34 5XB	DN34 5	24/04/2026	165000	162813	FALSE	House	Terraced	67	2462.69	2430.04	Freehold
159, Chelmsford Avenue, Grimsby DN34 5BZ	DN34 5BZ	DN34 5	24/10/2025	130000	133865	FALSE	House	Semi_Detach	55	2363.64	2433.91	Freehold
34, The Ridgeway, Grimsby DN34 5PJ	DN34 5PJ	DN34 5	17/04/2025	179000	180214	FALSE	Bungalow	Semi_Detach	74	2418.92	2435.32	Freehold
163, Orion Way, Grimsby DN34 5UG	DN34 5UG	DN34 5	30/09/2022	126000	126855	FALSE	House	Semi_Detach	52	2423.08	2439.52	Freehold
125, Nelson Way, Grimsby DN34 5UJ	DN34 5UJ	DN34 5	19/04/2024	119000	127047	FALSE	House	Terraced	52	2288.46	2443.21	Freehold
88, Bargate, Grimsby DN34 5AB	DN34 5AB	DN34 5	18/11/2022	210000	212868	FALSE	House	Semi_Detach	87	2413.79	2446.76	Freehold
47, The Ridgeway, Grimsby DN34 5PH	DN34 5PH	DN34 5	25/03/2022	130000	142029	FALSE	Bungalow	Semi_Detach	58	2241.38	2448.78	Freehold
469, Laceby Road, Grimsby DN34 5PA	DN34 5PA	DN34 5	07/07/2025	181000	194880	FALSE	House	Semi_Detach	79	2291.14	2466.84	Freehold
17, Yardley Way, Grimsby DN34 5UQ	DN34 5UQ	DN34 5	08/12/2023	158000	167855	FALSE	House	Semi_Detach	68	2323.53	2468.46	Freehold
11, Moulton Close, Grimsby DN34 5LH	DN34 5LH	DN34 5	07/06/2024	125000	131187	FALSE	House	Semi_Detach	53	2358.49	2475.23	Freehold
11, Exeter Court, Grimsby DN34 5UD	DN34 5UD	DN34 5	07/04/2026	244995	241448	FALSE	House	Detached	97	2525.72	2489.15	Freehold
75, Peterhouse Road, Grimsby DN34 5UX	DN34 5UX	DN34 5	11/11/2022	145000	146980	FALSE	House	Semi_Detach	59	2457.63	2491.19	Freehold
42, Cambridge Road, Grimsby DN34 5EA	DN34 5EA	DN34 5	11/05/2023	162500	171932	FALSE	House	Semi_Detach	69	2355.07	2491.77	Freehold
7, St Catherines Court, Grimsby DN34 5XL	DN34 5XL	DN34 5	16/03/2022	120000	132178	FALSE	House	Terraced	53	2264.15	2493.92	Freehold
77, Peterhouse Road, Grimsby DN34 5UX	DN34 5UX	DN34 5	10/06/2022	146500	154846	FALSE	House	Semi_Detach	62	2362.9	2497.52	Freehold
14, Ellesmere Rise, Grimsby DN34 5PE	DN34 5PE	DN34 5	01/08/2024	166500	172476	FALSE	Bungalow	Semi_Detach	69	2413.04	2499.65	Freehold
1, Harlstone Court, Grimsby DN34 5UW	DN34 5UW	DN34 5	17/04/2025	196000	195426	FALSE	House	Detached	78	2512.82	2505.46	Freehold
59, The Ridgeway, Grimsby DN34 5PH	DN34 5PH	DN34 5	30/01/2025	160000	155972	FALSE	Bungalow	Flat	62	2580.65	2515.68	Freehold
14, Eastwood Avenue, Grimsby DN34 5BE	DN34 5BE	DN34 5	10/07/2025	208000	223950	FALSE	House	Semi_Detach	89	2337.08	2516.29	Freehold
28, Romsey Court, Grimsby DN34 5TY	DN34 5TY	DN34 5	18/08/2023	105000	108229	FALSE	House	Semi_Detach	43	2441.86	2516.95	Freehold
127, Orion Way, Grimsby DN34 5UG	DN34 5UG	DN34 5	31/07/2025	86500	93209	FALSE	House	Terraced	37	2337.84	2519.16	Freehold
73, Orion Way, Grimsby DN34 5TZ	DN34 5TZ	DN34 5	31/05/2024	124500	131059	FALSE	House	Semi_Detach	52	2394.23	2520.37	Freehold
4, Stephen Crescent, Grimsby DN34 5LZ	DN34 5LZ	DN34 5	18/07/2023	200000	206680	FALSE	Bungalow	Detached	82	2439.02	2520.49	Freehold
153, Nelson Way, Grimsby DN34 5UJ	DN34 5UJ	DN34 5	24/10/2022	162500	162500	FALSE	House	Detached	64	2539.06	2539.06	Freehold
49, The Ridgeway, Grimsby DN34 5PH	DN34 5PH	DN34 5	21/12/2022	165000	168074	FALSE	Bungalow	Semi_Detach	66	2500	2546.58	Freehold
78, The Ridgeway, Grimsby DN34 5PQ	DN34 5PQ	DN34 5	16/05/2022	175000	188615	FALSE	Bungalow	Semi_Detach	74	2364.86	2548.85	Freehold
21, Achille Road, Grimsby DN34 5RB	DN34 5RB	DN34 5	29/07/2024	259950	270549	FALSE	Bungalow	Detached	106	2452.36	2552.35	Freehold
18, The Ridgeway, Grimsby DN34 5PJ	DN34 5PJ	DN34 5	27/01/2023	128000	132992	FALSE	Bungalow	Semi_Detach	52	2461.54	2557.54	Freehold
66, Nelson Way, Grimsby DN34 5UL	DN34 5UL	DN34 5	26/11/2024	156000	161422	FALSE	House	Terraced	63	2476.19	2562.25	Freehold
14, Stephen Crescent, Grimsby DN34 5LZ	DN34 5LZ	DN34 5	31/10/2022	180000	180000	FALSE	Bungalow	Detached	70	2571.43	2571.43	Freehold
3, Halton Way, Grimsby DN34 5EU	DN34 5EU	DN34 5	05/11/2024	147000	151973	FALSE	Bungalow	Semi_Detach	59	2491.53	2575.81	Leasehold
230, Broadway, Grimsby DN34 5QT	DN34 5QT	DN34 5	09/03/2022	178000	190701	FALSE	House	Detached	74	2405.41	2577.04	Freehold
3, Rockingham Crescent, Grimsby DN34 5XA	DN34 5XA	DN34 5	07/06/2024	195000	203991	FALSE	House	Detached	79	2468.35	2582.16	Freehold
39, Barry Avenue, Grimsby DN34 5LS	DN34 5LS	DN34 5	23/05/2024	217500	227295	FALSE	Bungalow	Detached	88	2471.59	2582.9	Freehold
113, Orion Way, Grimsby DN34 5TZ	DN34 5TZ	DN34 5	16/07/2025	82000	88288	FALSE	Bungalow	Semi_Detach	34	2411.76	2596.71	Freehold
40a, Peterhouse Road, Grimsby DN34 5UX	DN34 5UX	DN34 5	06/02/2026	180000	177270	FALSE	House	Semi_Detach	68	2647.06	2606.91	Freehold
225, Chelmsford Avenue, Grimsby DN34 5BY	DN34 5BY	DN34 5	17/02/2023	157000	168342	FALSE	House	Semi_Detach	64	2453.13	2630.34	Freehold
101, Nelson Way, Grimsby DN34 5UJ	DN34 5UJ	DN34 5	25/04/2022	185000	199036	FALSE	House	Detached	75	2466.67	2653.81	Freehold
139, Orion Way, Grimsby DN34 5UG	DN34 5UG	DN34 5	11/10/2024	90000	93221	FALSE	Bungalow	Terraced	35	2571.43	2663.46	Freehold
25, Achille Road, Grimsby DN34 5RB	DN34 5RB	DN34 5	19/12/2024	220000	221083	FALSE	House	Detached	83	2650.6	2663.65	Freehold
387, Laceby Road, Grimsby DN34 5LT	DN34 5LT	DN34 5	25/09/2024	247500	256546	FALSE	House	Detached	96	2578.13	2672.35	Freehold
20, Eastwood Avenue, Grimsby DN34 5BE	DN34 5BE	DN34 5	05/09/2025	270000	285091	FALSE	House	Semi_Detach	106	2547.17	2689.54	Freehold
17, Rockingham Crescent, Grimsby DN34 5XA	DN34 5XA	DN34 5	20/05/2022	129950	137491	FALSE	House	Detached	51	2548.04	2695.9	Freehold
35, Stephen Crescent, Grimsby DN34 5LZ	DN34 5LZ	DN34 5	10/06/2024	183000	191438	FALSE	Bungalow	Detached	71	2577.46	2696.31	Freehold
40, Barry Avenue, Grimsby DN34 5LS	DN34 5LS	DN34 5	21/10/2022	170000	172828	FALSE	Bungalow	Semi_Detach	64	2656.25	2700.44	Freehold
28, Achille Road, Grimsby DN34 5RB	DN34 5RB	DN34 5	01/08/2024	280000	289352	FALSE	House	Detached	106	2641.51	2729.74	Freehold
4, Rockingham Crescent, Grimsby DN34 5XA	DN34 5XA	DN34 5	05/04/2022	130000	142629	FALSE	House	Semi_Detach	52	2500	2742.87	Freehold
129, Orion Way, Grimsby DN34 5UG	DN34 5UG	DN34 5	27/02/2026	88000	86343	FALSE	Maisonette	Terraced	31	2838.71	2785.26	Freehold
3, Revesby Avenue, Grimsby DN34 5JW	DN34 5JW	DN34 5	17/02/2022	111250	122706	FALSE	Bungalow	Semi_Detach	44	2528.41	2788.77	Freehold
108, Little Coates Road, Grimsby DN34 5SY	DN34 5SY	DN34 5	24/01/2023	210000	218190	FALSE	Bungalow	Semi_Detach	78	2692.31	2797.31	Freehold
76, The Ridgeway, Grimsby DN34 5PQ	DN34 5PQ	DN34 5	26/02/2024	175000	186679	FALSE	Bungalow	Semi_Detach	66	2651.52	2828.47	Freehold
158, Broadway, Grimsby DN34 5QH	DN34 5QH	DN34 5	22/01/2026	175000	173829	FALSE	Bungalow	Semi_Detach	61	2868.85	2849.66	Freehold
30, Crowland Avenue, Grimsby DN34 5JU	DN34 5JU	DN34 5	21/10/2025	128500	132321	FALSE	Bungalow	Semi_Detach	46	2793.48	2876.54	Freehold
30, The Ridgeway, Grimsby DN34 5PJ	DN34 5PJ	DN34 5	08/12/2025	210000	209798	FALSE	Bungalow	Semi_Detach	72	2916.67	2913.86	Freehold
75, The Ridgeway, Grimsby DN34 5PG	DN34 5PG	DN34 5	01/03/2024	159950	169580	FALSE	Bungalow	Semi_Detach	58	2757.76	2923.79	Freehold
27, Stephen Crescent, Grimsby DN34 5LZ	DN34 5LZ	DN34 5	31/03/2023	215000	228900	FALSE	Bungalow	Detached	78	2756.41	2934.62	Freehold
28, Halton Way, Grimsby DN34 5EU	DN34 5EU	DN34 5	05/10/2022	165000	167745	FALSE	Bungalow	Semi_Detach	57	2894.74	2942.89	Freehold
15, Stephen Crescent, Grimsby DN34 5LZ	DN34 5LZ	DN34 5	08/02/2022	215000	232045	FALSE	Bungalow	Detached	77	2792.21	3013.57	Freehold
61, Orion Way, Grimsby DN34 5TZ	DN34 5TZ	DN34 5	26/09/2025	95000	100091	FALSE	Bungalow	Terraced	33	2878.79	3033.06	Freehold
28, The Ridgeway, Grimsby DN34 5PJ	DN34 5PJ	DN34 5	07/03/2023	159950	174201	FALSE	Bungalow	Semi_Detach	57	2806.14	3056.16	Freehold
29, The Ridgeway, Grimsby DN34 5PH	DN34 5PH	DN34 5	23/06/2025	175000	184220	FALSE	Bungalow	Semi_Detach	60	2916.67	3070.33	Freehold
20, The Ridgeway, Grimsby DN34 5PJ	DN34 5PJ	DN34 5	03/05/2024	164950	173640	FALSE	Bungalow	Semi_Detach	56	2945.54	3100.71	Freehold
143a, Nelson Way, Grimsby DN34 5UJ	DN34 5UJ	DN34 5	31/03/2022	145000	155346	FALSE	House	Detached	50	2900	3106.92	Freehold
79, The Ridgeway, Grimsby DN34 5PG	DN34 5PG	DN34 5	22/10/2024	187000	193905	FALSE	Bungalow	Semi_Detach	60	3116.67	3231.75	Freehold
16, Eastwood Avenue, Grimsby DN34 5BE	DN34 5BE	DN34 5	13/09/2023	355000	359935	FALSE	House	Detached	110	3227.27	3272.14	Freehold
5, Girton Road, Grimsby DN34 5XU	DN34 5XU	DN34 5	16/05/2022	130000	140114	FALSE	House	Semi_Detach	42	3095.24	3336.05	Freehold
11, Hill Top Place, Grimsby DN34 5PF	DN34 5PF	DN34 5	12/07/2024	185000	193181	FALSE	Bungalow	Semi_Detach	57	3245.61	3389.14	Freehold
12, Hill Top Place, Grimsby DN34 5PF	DN34 5PF	DN34 5	08/08/2025	200000	212041	FALSE	Bungalow	Semi_Detach	58	3448.28	3655.88	Freehold
375, Laceby Road, Grimsby DN34 5LT	DN34 5LT	DN34 5	17/10/2024	275000	283039	FALSE	Bungalow	Detached	75	3666.67	3773.85	Freehold
		DN34 5 Average							76.6131054	2098.75758	2177.17399	
6, Beech Way, Cleethorpes DN35 0RG	DN35 0RG	DN35 0	21/02/2025	160000	162980	FALSE	House	Semi_Detach	81	1975.31	2012.1	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
12, Cotswold Close, Cleethorpes DN35 0EA	DN35 0EA	DN35 0	25/07/2022	400000	403557	FALSE	House	Detached	200	2000	2017.79	Freehold
22, Walnut Crescent, Cleethorpes DN35 0RE	DN35 0RE	DN35 0	22/10/2024	170000	176277	FALSE	House	Semi_Detach	87	1954.02	2026.17	Freehold
6, Aldrich Road, Cleethorpes DN35 0DP	DN35 0DP	DN35 0	16/06/2025	500000	518801	FALSE	Bungalow	Detached	256	1953.13	2026.57	Freehold
13, Meadow View, Cleethorpes DN35 0QU	DN35 0QU	DN35 0	28/11/2025	142500	144025	FALSE	House	Semi_Detach	71	2007.04	2028.52	Leasehold
21, Redwood Drive, Cleethorpes DN35 0RN	DN35 0RN	DN35 0	01/12/2023	240000	254969	FALSE	House	Semi_Detach	125	1920	2039.75	Freehold
2b, Manley Gardens, Cleethorpes DN35 0JG	DN35 0JG	DN35 0	19/08/2024	195000	201999	FALSE	House	Semi_Detach	99	1969.7	2040.39	Freehold
2, Redwood Drive, Cleethorpes DN35 0RN	DN35 0RN	DN35 0	21/09/2023	268000	275968	FALSE	House	Semi_Detach	135	1985.19	2044.21	Freehold
5, Wesley Crescent, Cleethorpes DN35 0JS	DN35 0JS	DN35 0	12/12/2025	235000	233173	FALSE	House	Detached	114	2061.4	2045.38	Freehold
14, Delamere Court, Cleethorpes DN35 0TT	DN35 0TT	DN35 0	26/03/2024	140000	149774	FALSE	House	Terraced	73	1917.81	2051.7	Freehold
62, Bradford Avenue, Cleethorpes DN35 0BH	DN35 0BH	DN35 0	12/12/2024	305000	309770	FALSE	House	Semi_Detach	150	2033.33	2065.13	Leasehold
80, Taylors Avenue, Cleethorpes DN35 0LP	DN35 0LP	DN35 0	07/11/2025	170000	171819	FALSE	House	Semi_Detach	83	2048.19	2070.11	Freehold
1, Carlyle Close, Cleethorpes DN35 0QR	DN35 0QR	DN35 0	16/12/2025	255000	253017	FALSE	House	Detached	122	2090.16	2073.91	Freehold
126, Oxford Street, Cleethorpes DN35 0BP	DN35 0BP	DN35 0	25/07/2024	350000	365477	FALSE	House	Semi_Detach	176	1988.64	2076.57	Freehold
8, Honeysuckle Court, Cleethorpes DN35 0SL	DN35 0SL	DN35 0	20/10/2022	268000	268000	FALSE	House	Detached	129	2077.52	2077.52	Freehold
100, Chichester Road, Cleethorpes DN35 0JJ	DN35 0JJ	DN35 0	25/09/2024	196000	204052	FALSE	House	Semi_Detach	98	2000	2082.16	Freehold
1, Loveden Court, Cleethorpes DN35 0JH	DN35 0JH	DN35 0	12/12/2024	180000	182815	FALSE	House	Semi_Detach	87	2068.97	2101.32	Freehold
231, Humberston Road, Cleethorpes DN35 0PJ	DN35 0PJ	DN35 0	05/09/2025	180000	190061	FALSE	House	Semi_Detach	90	2000	2111.79	Freehold
14, Walnut Crescent, Cleethorpes DN35 0RE	DN35 0RE	DN35 0	29/04/2022	156500	171704	FALSE	House	Semi_Detach	81	1932.1	2119.8	Freehold
215, Humberston Road, Cleethorpes DN35 0PH	DN35 0PH	DN35 0	28/03/2025	193000	193379	FALSE	House	Detached	91	2120.88	2125.04	Freehold
106, Oxford Street, Cleethorpes DN35 0BJ	DN35 0BJ	DN35 0	04/02/2022	345000	380525	FALSE	House	Semi_Detach	179	1927.37	2125.84	Freehold
First Floor Flat, 40b, Taylors Avenue, Cleethorpes DN35	DN35 0LR	DN35 0	12/08/2024	175000	170251	FALSE	House	Flat	80	2187.5	2128.14	Leasehold
26, Walnut Crescent, Cleethorpes DN35 0RE	DN35 0RE	DN35 0	28/01/2022	160000	177228	FALSE	House	Semi_Detach	83	1927.71	2135.28	Freehold
17, Aldrich Road, Cleethorpes DN35 0DP	DN35 0DP	DN35 0	20/01/2025	200000	200787	FALSE	Bungalow	Detached	94	2127.66	2136.03	Freehold
63, Signhills Avenue, Cleethorpes DN35 0BT	DN35 0BT	DN35 0	04/03/2022	260000	278552	FALSE	House	Detached	130	2000	2142.71	Freehold
179, North Sea Lane, Cleethorpes DN35 0QZ	DN35 0QZ	DN35 0	27/09/2024	190000	197806	FALSE	House	Semi_Detach	92	2065.22	2150.07	Freehold
69, Thorganby Road, Cleethorpes DN35 0HL	DN35 0HL	DN35 0	26/09/2022	235000	236594	FALSE	House	Semi_Detach	110	2136.36	2150.85	Freehold
40, Cumberland Road, Cleethorpes DN35 0NS	DN35 0NS	DN35 0	20/12/2023	290000	303371	FALSE	Bungalow	Detached	141	2056.74	2151.57	Freehold
11, Hollingsworth Close, Cleethorpes DN35 0SQ	DN35 0SQ	DN35 0	17/09/2025	159000	167887	FALSE	House	Semi_Detach	78	2038.46	2152.4	Freehold
159, Chichester Road, Cleethorpes DN35 0JN	DN35 0JN	DN35 0	24/05/2024	195000	205274	FALSE	House	Semi_Detach	95	2052.63	2160.78	Freehold
5, Bradford Avenue, Cleethorpes DN35 0BB	DN35 0BB	DN35 0	31/03/2025	360000	361039	FALSE	House	Terraced	167	2155.69	2161.91	Freehold
44, Westbury Road, Cleethorpes DN35 0QH	DN35 0QH	DN35 0	28/03/2025	225000	225442	FALSE	House	Detached	104	2163.46	2167.71	Freehold
42, Aldrich Road, Cleethorpes DN35 0DP	DN35 0DP	DN35 0	25/04/2025	205000	206391	FALSE	House	Semi_Detach	95	2157.89	2172.54	Freehold
44, Fillingham Crescent, Cleethorpes DN35 0JE	DN35 0JE	DN35 0	30/08/2023	242500	249958	FALSE	House	Semi_Detach	115	2108.7	2173.55	Freehold
45, Chichester Road, Cleethorpes DN35 0HY	DN35 0HY	DN35 0	18/12/2024	210000	213284	FALSE	House	Semi_Detach	98	2142.86	2176.37	Freehold
7, Burley Avenue, Cleethorpes DN35 0TH	DN35 0TH	DN35 0	03/09/2024	147500	153560	FALSE	House	Semi_Detach	70	2107.14	2193.71	Freehold
38, Taylors Avenue, Cleethorpes DN35 0LR	DN35 0LR	DN35 0	06/05/2022	230000	247894	FALSE	House	Semi_Detach	113	2035.4	2193.75	Freehold
11, Blakeney Lea, Cleethorpes DN35 0PD	DN35 0PD	DN35 0	07/01/2022	335000	362325	FALSE	Bungalow	Detached	165	2030.3	2195.91	Freehold
5, Redwood Drive, Cleethorpes DN35 0RN	DN35 0RN	DN35 0	08/03/2024	210000	222643	FALSE	House	Semi_Detach	101	2079.21	2204.39	Freehold
93, Thorganby Road, Cleethorpes DN35 0HL	DN35 0HL	DN35 0	28/10/2024	200000	207385	FALSE	House	Semi_Detach	94	2127.66	2206.22	Freehold
20, Arden Village, Cleethorpes DN35 0TS	DN35 0TS	DN35 0	09/03/2026	125000	123694	FALSE	House	Terraced	56	2232.14	2208.82	Freehold
20, Whitehall Country Cottages, Cleethorpes DN35 0TX	DN35 0TX	DN35 0	08/11/2023	152500	159084	FALSE	House	Semi_Detach	72	2118.06	2209.5	Freehold
70, Thorganby Road, Cleethorpes DN35 0HH	DN35 0HH	DN35 0	01/06/2023	277500	288323	FALSE	House	Semi_Detach	130	2134.62	2217.87	Freehold
19, Arden Village, Cleethorpes DN35 0TS	DN35 0TS	DN35 0	12/12/2023	120000	128642	FALSE	House	Terraced	58	2068.97	2217.97	Freehold
3, Minshull Road, Cleethorpes DN35 0DX	DN35 0DX	DN35 0	16/06/2023	205000	212995	FALSE	Bungalow	Semi_Detach	96	2135.42	2218.7	Freehold
18, Clixby Close, Cleethorpes DN35 0HS	DN35 0HS	DN35 0	10/10/2024	369000	379787	FALSE	House	Detached	171	2157.89	2220.98	Freehold
25, Waldorf Road, Cleethorpes DN35 0QD	DN35 0QD	DN35 0	29/09/2025	180000	189074	FALSE	Bungalow	Detached	85	2117.65	2224.4	Freehold
36, Weekes Road, Cleethorpes DN35 0DU	DN35 0DU	DN35 0	10/06/2025	236950	249434	FALSE	House	Semi_Detach	112	2115.63	2227.09	Freehold
16, Thorganby Road, Cleethorpes DN35 0HP	DN35 0HP	DN35 0	28/02/2025	173000	176223	FALSE	House	Semi_Detach	79	2189.87	2230.67	Freehold
177, Chichester Road, Cleethorpes DN35 0JN	DN35 0JN	DN35 0	12/06/2023	230000	238970	FALSE	House	Semi_Detach	107	2149.53	2233.36	Freehold
15, Westport Road, Cleethorpes DN35 0QF	DN35 0QF	DN35 0	21/03/2025	165000	165324	FALSE	Bungalow	Detached	74	2229.73	2234.11	Freehold
18, Pearson Road, Cleethorpes DN35 0DT	DN35 0DT	DN35 0	11/02/2026	184000	181209	FALSE	House	Semi_Detach	81	2271.6	2237.15	Freehold
49, Fillingham Crescent, Cleethorpes DN35 0JF	DN35 0JF	DN35 0	03/10/2025	200000	205946	FALSE	House	Semi_Detach	92	2173.91	2238.54	Freehold
16, Benjamin'S Walk, Cleethorpes DN35 0PQ	DN35 0PQ	DN35 0	23/10/2024	175000	181462	FALSE	House	Semi_Detach	80.85	2164.5	2244.43	Freehold
88, Seaford Road, Cleethorpes DN35 0NW	DN35 0NW	DN35 0	19/03/2026	250000	247335	FALSE	House	Detached	110	2272.73	2248.5	Freehold
79, Kingsway, Cleethorpes DN35 0AB	DN35 0AB	DN35 0	23/05/2024	270000	285915	FALSE	House	Terraced	127	2125.98	2251.3	Freehold
12, Delamere Court, Cleethorpes DN35 0TT	DN35 0TT	DN35 0	20/03/2026	180000	178120	FALSE	House	Terraced	79	2278.48	2254.68	Freehold
2, Delamere Court, Cleethorpes DN35 0TT	DN35 0TT	DN35 0	26/04/2024	157500	168151	FALSE	House	Terraced	74	2128.38	2272.31	Freehold
19, Benjamin'S Walk, Cleethorpes DN35 0PQ	DN35 0PQ	DN35 0	02/12/2022	180000	183353	FALSE	House	Semi_Detach	80.44	2237.69	2279.38	Freehold
7, Bradford Avenue, Cleethorpes DN35 0BB	DN35 0BB	DN35 0	01/04/2022	345000	381220	FALSE	House	Terraced	167	2065.87	2282.75	Freehold
24, Summerfields, Kings Road, Cleethorpes DN35 0AF	DN35 0AF	DN35 0	03/11/2023	130000	128147	FALSE	House	Flat	56	2321.43	2288.34	Leasehold
70, Queens Parade, Cleethorpes DN35 0DG	DN35 0DG	DN35 0	31/01/2025	212000	212834	FALSE	House	Detached	93	2279.57	2288.54	Freehold
41, Cheltenham Way, Cleethorpes DN35 0UG	DN35 0UG	DN35 0	20/03/2026	457500	452624	FALSE	House	Detached	196	2334.18	2309.31	Freehold
7, Woodland Walk, Cleethorpes DN35 0SX	DN35 0SX	DN35 0	17/11/2023	132000	138793	FALSE	Bungalow	Terraced	60	2200	2313.22	Freehold
24, Seacroft Road, Cleethorpes DN35 0AY	DN35 0AY	DN35 0	10/06/2022	285000	301236	FALSE	House	Semi_Detach	130	2192.31	2317.2	Freehold
142, Chichester Road, Cleethorpes DN35 0JJ	DN35 0JJ	DN35 0	27/10/2023	335000	339320	FALSE	House	Detached	146	2294.52	2324.11	Freehold
44, Cottesmore Road, Cleethorpes DN35 0RY	DN35 0RY	DN35 0	05/09/2023	173000	179013	FALSE	House	Terraced	77	2246.75	2324.84	Freehold
5, Beech Way, Cleethorpes DN35 0RG	DN35 0RG	DN35 0	09/02/2024	150000	160968	FALSE	House	Terraced	69	2173.91	2332.87	Freehold
7, Delamere Court, Cleethorpes DN35 0TT	DN35 0TT	DN35 0	10/07/2023	150000	159003	FALSE	House	Terraced	68	2205.88	2338.28	Freehold
14, Fillingham Crescent, Cleethorpes DN35 0JE	DN35 0JE	DN35 0	13/06/2024	187500	196780	FALSE	House	Semi_Detach	84	2232.14	2342.62	Freehold
13, Pearson Road, Cleethorpes DN35 0DR	DN35 0DR	DN35 0	08/08/2025	250000	265051	FALSE	House	Semi_Detach	113	2212.39	2345.58	Freehold
55, Daggett Road, Cleethorpes DN35 0ET	DN35 0ET	DN35 0	06/09/2024	275000	286298	FALSE	House	Semi_Detach	122	2254.1	2346.7	Freehold
4, Cheltenham Way, Cleethorpes DN35 0UG	DN35 0UG	DN35 0	17/05/2024	580000	606121	FALSE	House	Detached	258	2248.06	2349.31	Freehold
2, Harewood Grove, Cleethorpes DN35 0UD	DN35 0UD	DN35 0	24/06/2022	272000	282802	FALSE	House	Detached	120	2266.67	2356.68	Freehold
62, Lindum Road, Cleethorpes DN35 0BN	DN35 0BN	DN35 0	26/09/2022	190000	190916	FALSE	Bungalow	Terraced	81	2345.68	2356.99	Freehold
24, Kings Mews, Cleethorpes DN35 0PG	DN35 0PG	DN35 0	20/04/2023	139000	151188	FALSE	House	Terraced	64	2171.88	2362.31	Freehold
147, Chichester Road, Cleethorpes DN35 0JN	DN35 0JN	DN35 0	17/03/2023	230000	250493	FALSE	House	Semi_Detach	106	2169.81	2363.14	Freehold
88, Thorganby Road, Cleethorpes DN35 0HH	DN35 0HH	DN35 0	04/06/2024	230000	241384	FALSE	House	Semi_Detach	102	2254.9	2366.51	Freehold
44, Hardys Road, Cleethorpes DN35 0DW	DN35 0DW	DN35 0	30/05/2025	196000	201229	FALSE	House	Semi_Detach	85	2305.88	2367.4	Freehold
7, Loveden Court, Cleethorpes DN35 0JH	DN35 0JH	DN35 0	12/02/2024	317000	334011	FALSE	Bungalow	Detached	141	2248.23	2368.87	Freehold
20, Signhills Avenue, Cleethorpes DN35 0BU	DN35 0BU	DN35 0	05/07/2024	332000	346681	FALSE	House	Semi_Detach	146	2273.97	2374.53	Freehold
41, Beaufort Crescent, Cleethorpes DN35 0RR	DN35 0RR	DN35 0	18/11/2025	345000	346698	FALSE	House	Detached	146	2363.01	2374.64	Freehold
32, Belvoir Road, Cleethorpes DN35 0SE	DN35 0SE	DN35 0	21/01/2026	242500	239915	FALSE	House	Detached	101	2400.99	2375.4	Freehold
8, Strubby Close, Cleethorpes DN35 0EU	DN35 0EU	DN35 0	20/01/2023	295000	306505	FALSE	House	Semi_Detach	129	2286.82	2376.01	Freehold
9, Cotswold Close, Cleethorpes DN35 0EA	DN35 0EA	DN35 0	22/04/2025	315000	314077	FALSE	House	Detached	132	2386.36	2379.37	Freehold
86, Seaford Road, Cleethorpes DN35 0NW	DN35 0NW	DN35 0	25/01/2023	425000	433925	FALSE	House	Detached	182	2335.16	2384.2	Freehold
48, Bolingbroke Road, Cleethorpes DN35 0HG	DN35 0HG	DN35 0	28/11/2025	243000	245600	FALSE	House	Semi_Detach	103	2359.22	2384.47	Freehold
10, Summerfields, Kings Road, Cleethorpes DN35 0AF	DN35 0AF	DN35 0	13/06/2022	145000	140782	FALSE	House	Flat	59	2457.63	2386.14	Leasehold
29, Clixby Close, Cleethorpes DN35 0HS	DN35 0HS	DN35 0	02/02/2024	215000	229348	FALSE	House	Semi_Detach	96	2239.58	2389.04	Freehold
35, Bolingbroke Road, Cleethorpes DN35 0HF	DN35 0HF	DN35 0	01/12/2023	355000	371368	FALSE	House	Detached	155	2290.32	2395.92	Freehold
11, Harewood Grove, Cleethorpes DN35 0UD	DN35 0UD	DN35 0	30/11/2022	320000	318751	FALSE	House	Detached	133	2406.02	2396.62	Freehold
3, Larch Road, Cleethorpes DN35 0RW	DN35 0RW	DN35 0	15/03/2024	270000	283029	FALSE	House	Detached	118	2288.14	2398.55	Freehold
25, Westport Road, Cleethorpes DN35 0QF	DN35 0QF	DN35 0	20/02/2023	185000	194526	FALSE	Bungalow	Detached	81	2283.95	2401.56	Freehold
21, Bradford Avenue, Cleethorpes DN35 0BG	DN35 0BG	DN35 0	19/07/2023	315000	333906	FALSE	House	Terraced	139	2266.19	2402.2	Leasehold
37, Signhills Avenue, Cleethorpes DN35 0BT	DN35 0BT	DN35 0	06/12/2024	355000	360552	FALSE	House	Semi_Detach	150	2366.67	2403.68	Freehold
7, Whitehall Road, Cleethorpes DN35 0PT	DN35 0PT	DN35 0	10/05/2024	175000	182881	FALSE	Bungalow	Detached	76	2302.63	2406.33	Freehold
33, Westport Road, Cleethorpes DN35 0QF	DN35 0QF	DN35 0	05/07/2022	315000	317801	FALSE	House	Detached	132	2386.36	2407.58	Freehold
11, Pytchley Walk, Cleethorpes DN35 0RS	DN35 0RS	DN35 0	07/04/2026	215000	211887	FALSE	Bungalow	Detached	88	2443.18	2407.81	Freehold
78, Bolingbroke Road, Cleethorpes DN35 0HQ	DN35 0HQ	DN35 0	09/01/2026	290000	286909	FALSE	House	Detached	119	2436.97	2411	Freehold
36, Bedford Road, Cleethorpes DN35 0PY	DN35 0PY	DN35 0	16/01/2026	200000	197868	FALSE	Bungalow	Detached	82	2439.02	2413.02	Freehold
51, Taylors Avenue, Cleethorpes DN35 0LH	DN35 0LH	DN35 0	23/02/2022	360000	388541	FALSE	House	Detached	161	2236.02	2413.3	Freehold
57, Westbury Road, Cleethorpes DN35 0QJ	DN35 0QJ	DN35 0	08/01/2026	179000	177092	FALSE	Bungalow	Detached	73	2452.05	2425.92	Freehold
42, Gayton Road, Cleethorpes DN35 0HN	DN35 0HN	DN35 0	09/01/2026	220000	218528	FALSE	House	Semi_Detach	90	2444.44	2428.09	Freehold
57, Pearson Road, Cleethorpes DN35 0DR	DN35 0DR	DN35 0	10/10/2022	325000	330406	FALSE	House	Semi_Detach	136	2389.71	2429.46	Freehold
8, Gayton Road, Cleethorpes DN35 0HN	DN35 0HN	DN35 0	20/05/2022	187500	202088	FALSE	Bungalow	Semi_Detach	83	2259.04	2434.8	Freehold
5, Benjamin'S Walk, Cleethorpes DN35 0PQ	DN35 0PQ	DN35 0	06/03/2026	170000	168224	FALSE	House	Terraced	69	2463.77	2438.03	Freehold
39, Riverside Drive, Cleethorpes DN35 0NQ	DN35 0NQ	DN35 0	20/10/2023	365000	369707	FALSE	House	Detached	151	2417.22	2448.39	Freehold
17, Blakeney Lea, Cleethorpes DN35 0PD	DN35 0PD	DN35 0	15/07/2022	370000	373291	FALSE	House	Detached	152	2434.21	2455.86	Freehold
54, Kingsway, Cleethorpes DN35 0AD	DN35 0AD	DN35 0	19/06/2023	350000	368384	FALSE	House	Terraced	150	2333.33	2455.89	Freehold
21, Primrose Way, Cleethorpes DN35 0SN	DN35 0SN	DN35 0	08/04/2022	240000	258209	FALSE	House	Detached	105	2285.71	2459.13	Freehold
74, Westbury Road, Cleethorpes DN35 0QL	DN35 0QL	DN35 0	07/06/2024	285000	298140	FALSE	Bungalow	Detached	121	2355.37	2463.97	Freehold
6, Gayton Road, Cleethorpes DN35 0HN	DN35 0HN	DN35 0	30/07/2024	170000	177518	FALSE	Bungalow	Semi_Detach	72	2361.11	2465.53	Freehold
13, Marigold Walk, Cleethorpes DN35 0SZ	DN35 0SZ	DN35 0	07/04/2026	145000	143078	FALSE	House	Terraced	58	2500	2466.86	Freehold
66, Hardys Road, Cleethorpes DN35 0DW	DN35 0DW	DN35 0	15/01/2024	247000	262138	FALSE	House	Semi_Detach	106	2330.19	2473	Freehold
13, Arden Village, Cleethorpes DN35 0TS	DN35 0TS	DN35 0	14/10/2024	160000	165726	FALSE	House	Terraced	67	2388.06	2473.52	Freehold
58, Berkeley Road, Cleethorpes DN35 0NX	DN35 0NX	DN35 0	31/10/2023	337500	341853	FALSE	House	Detached	138	2445.65	2477.2	Freehold
118, Seaford Road, Cleethorpes DN35 0NW	DN35 0NW	DN35 0	24/11/2023	212500	218272	FALSE	Bungalow	Detached	88	2414.77	2480.36	Freehold
11, Woodland Walk, Cleethorpes DN35 0SX	DN35 0SX	DN35 0	26/08/2022	145000	146689	FALSE	House	Terraced	59	2457.63	2486.25	Freehold
17, Riverside Drive, Cleethorpes DN35 0NQ	DN35 0NQ	DN35 0	17/04/2025	320000	319063	FALSE	House	Detached	128	2500	2492.68	Freehold
12, Eskham Close, Cleethorpes DN35 0TF	DN35 0TF	DN35 0	22/04/2022	125000	137144	FALSE	House	Semi_Detach	55	2272.73	2493.53	Freehold
17, Benjamin'S Walk, Cleethorpes DN35 0PQ	DN35 0PQ	DN35 0	23/10/2024	185000	191620	FALSE	House	Terraced	76.72	2411.37	2497.65	Freehold
14, Lindum Road, Cleethorpes DN35 0BW	DN35 0BW	DN35 0	21/08/2025	495000	522102	FALSE	House	Detached	209	2368.42	2498.1	Freehold
55, Seaford Road, Cleethorpes DN35 0NE	DN35 0NE	DN35 0	06/12/2022	195000	195191	FALSE	Bungalow	Detached	78	2500	2502.45	Freehold
3, Lindum Road, Cleethorpes DN35 0BW	DN35 0BW	DN35 0	10/01/2025	350000	355474	FALSE	House	Semi_Detach	142	2464.79	2503.34	Freehold
229, North Sea Lane, Cleethorpes DN35 0PR	DN35 0PR	DN35 0	26/04/2024	305000	321036	FALSE	Bungalow	Detached	128	2382.81	2508.09	Freehold
10, Weekes Road, Cleethorpes DN35 0DU	DN35 0DU	DN35 0	27/10/2023	265000	268418	FALSE	House	Detached	107	2476.64	2508.58	Freehold
16, Bolingbroke Road, Cleethorpes DN35 0HG	DN35 0HG	DN35 0	26/01/2026	240000	238394	FALSE	House	Semi_Detach	95	2526.32	2509.41	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
221, North Sea Lane, Cleethorpes DN35 0PR	DN35 0PR	DN35 0	09/05/2022	370000	391472	FALSE	House	Detached	156	2371.79	2509.44	Freehold
77, Pearson Road, Cleethorpes DN35 0DR	DN35 0DR	DN35 0	24/07/2025	310000	333772	FALSE	House	Semi_Detach	133	2330.83	2509.56	Freehold
24, Signhills Avenue, Cleethorpes DN35 0BU	DN35 0BU	DN35 0	31/07/2025	560000	597450	FALSE	House	Detached	238	2352.94	2510.29	Freehold
10, Seaford Road, Cleethorpes DN35 0LY	DN35 0LY	DN35 0	22/11/2024	230000	236010	FALSE	Bungalow	Detached	94	2446.81	2510.74	Freehold
1, Eskham Close, Cleethorpes DN35 0TF	DN35 0TF	DN35 0	18/11/2022	139000	140899	FALSE	House	Semi_Detach	56	2482.14	2516.05	Freehold
15, Chaffinch Drive, Cleethorpes DN35 0ST	DN35 0ST	DN35 0	25/08/2023	170000	176259	FALSE	House	Terraced	70	2428.57	2517.99	Freehold
4, Scrivelsby Court, Cleethorpes DN35 0HJ	DN35 0HJ	DN35 0	27/06/2025	227500	239486	FALSE	House	Semi_Detach	95	2394.74	2520.91	Freehold
4, Whitehall Country Cottages, Cleethorpes DN35 0TX	DN35 0TX	DN35 0	22/09/2023	173000	179013	FALSE	House	Terraced	71	2436.62	2521.31	Freehold
26, Links Road, Cleethorpes DN35 0HX	DN35 0HX	DN35 0	17/06/2022	210000	221963	FALSE	House	Semi_Detach	88	2386.36	2522.31	Freehold
31, Marlborough Way, Cleethorpes DN35 0TR	DN35 0TR	DN35 0	15/07/2022	318000	320828	FALSE	House	Detached	127	2503.94	2526.2	Freehold
2, Honeysuckle Court, Cleethorpes DN35 0SL	DN35 0SL	DN35 0	11/07/2025	270000	288056	FALSE	House	Detached	114	2368.42	2526.81	Freehold
1, Bradford Avenue, Cleethorpes DN35 0BB	DN35 0BB	DN35 0	29/09/2022	420000	422025	FALSE	House	Terraced	167	2514.97	2527.1	Freehold
180, Chichester Road, Cleethorpes, North Lincolnshire D	DN35 0JW	DN35 0	25/05/2023	220000	232770	FALSE	House	Semi_Detach	92	2391.3	2530.11	Freehold
3, Fairfield Court, Cleethorpes DN35 0QW	DN35 0QW	DN35 0	26/08/2022	210000	210206	FALSE	Bungalow	Detached	83	2530.12	2532.6	Freehold
8, Redwood Drive, Cleethorpes DN35 0RN	DN35 0RN	DN35 0	06/05/2025	240000	246403	FALSE	House	Semi_Detach	97	2474.23	2540.24	Freehold
17, Cranbourne Close, Cleethorpes DN35 0TU	DN35 0TU	DN35 0	30/10/2025	322500	330263	FALSE	House	Detached	130	2480.77	2540.48	Freehold
61, Pearson Road, Cleethorpes DN35 0DR	DN35 0DR	DN35 0	27/10/2023	227500	233801	FALSE	House	Semi_Detach	92	2472.83	2541.32	Freehold
23, Pearson Road, Cleethorpes DN35 0DR	DN35 0DR	DN35 0	23/09/2022	260000	261764	FALSE	House	Semi_Detach	103	2524.27	2541.4	Freehold
207, Chichester Road, Cleethorpes DN35 0JN	DN35 0JN	DN35 0	04/10/2022	230000	233826	FALSE	House	Semi_Detach	92	2500	2541.59	Freehold
42, Cottesmore Road, Cleethorpes DN35 0RY	DN35 0RY	DN35 0	29/09/2022	172000	172829	FALSE	House	Terraced	68	2529.41	2541.6	Freehold
22, Arden Village, Cleethorpes DN35 0TS	DN35 0TS	DN35 0	16/09/2025	140000	147503	FALSE	House	Terraced	58	2413.79	2543.16	Freehold
63, Bradford Avenue, Cleethorpes DN35 0BQ	DN35 0BQ	DN35 0	01/11/2024	325000	333492	FALSE	House	Detached	131	2480.92	2545.74	Freehold
24, Meadow View, Cleethorpes DN35 0QU	DN35 0QU	DN35 0	15/11/2024	175000	180920	FALSE	House	Semi_Detach	71	2464.79	2548.17	Leasehold
2, Gayton Road, Cleethorpes DN35 0HN	DN35 0HN	DN35 0	18/02/2026	275000	270236	FALSE	Bungalow	Detached	106	2594.34	2549.4	Freehold
8, Thorganby Road, Cleethorpes DN35 0HP	DN35 0HP	DN35 0	07/11/2024	190000	196428	FALSE	House	Semi_Detach	77	2467.53	2551.01	Freehold
23, Burley Avenue, Cleethorpes DN35 0TH	DN35 0TH	DN35 0	09/08/2024	138000	142953	FALSE	House	Semi_Detach	56	2464.29	2552.73	Freehold
6, Mayfair Court, Cleethorpes DN35 0QG	DN35 0QG	DN35 0	05/09/2025	175000	183822	FALSE	Bungalow	Detached	72	2430.56	2553.08	Freehold
7, Chelsea Walk, Cleethorpes DN35 0QP	DN35 0QP	DN35 0	12/09/2025	365000	383400	FALSE	House	Detached	150	2433.33	2556	Freehold
68, Thorganby Road, Cleethorpes DN35 0HH	DN35 0HH	DN35 0	02/06/2025	260000	273698	FALSE	House	Semi_Detach	107	2429.91	2557.93	Freehold
16, Cottesmore Road, Cleethorpes DN35 0RY	DN35 0RY	DN35 0	09/08/2024	257500	266101	FALSE	Bungalow	Detached	104	2475.96	2558.66	Freehold
98, Taylors Avenue, Cleethorpes DN35 0LW	DN35 0LW	DN35 0	01/05/2024	233000	243493	FALSE	Bungalow	Detached	95	2452.63	2563.08	Freehold
16, Oak Way, Cleethorpes DN35 0RA	DN35 0RA	DN35 0	31/10/2025	180000	185352	FALSE	House	Semi_Detach	72	2500	2574.33	Freehold
13, Cumberland Road, Cleethorpes DN35 0NS	DN35 0NS	DN35 0	18/01/2022	268000	289860	FALSE	House	Detached	112	2392.86	2588.04	Freehold
8, Waldorf Road, Cleethorpes DN35 0QD	DN35 0QD	DN35 0	12/09/2025	177500	186448	FALSE	Bungalow	Detached	72	2465.28	2589.56	Freehold
45, Marlborough Way, Cleethorpes DN35 0TR	DN35 0TR	DN35 0	20/05/2025	217500	223303	FALSE	House	Semi_Detach	86	2529.07	2596.55	Freehold
19, Mayfair Court, Cleethorpes DN35 0QG	DN35 0QG	DN35 0	07/09/2023	210000	212920	FALSE	Bungalow	Detached	82	2560.98	2596.59	Freehold
18, Bolingbroke Road, Cleethorpes DN35 0HG	DN35 0HG	DN35 0	19/04/2024	230000	244096	FALSE	House	Semi_Detach	94	2446.81	2596.77	Freehold
73, Seaford Road, Cleethorpes DN35 0NE	DN35 0NE	DN35 0	31/07/2025	185000	197372	FALSE	Bungalow	Detached	76	2434.21	2597	Freehold
8, Buck Beck Way, Cleethorpes DN35 0RJ	DN35 0RJ	DN35 0	04/04/2024	220000	231567	FALSE	Bungalow	Detached	89	2471.91	2601.88	Freehold
9, Gayton Road, Cleethorpes DN35 0HN	DN35 0HN	DN35 0	03/11/2025	210000	211033	FALSE	Bungalow	Detached	81	2592.59	2605.35	Freehold
10, Cotswold Close, Cleethorpes DN35 0EA	DN35 0EA	DN35 0	30/05/2023	165000	174577	FALSE	House	Semi_Detach	67	2462.69	2605.63	Freehold
9, Weekes Road, Cleethorpes DN35 0DU	DN35 0DU	DN35 0	30/09/2022	197000	198336	FALSE	Bungalow	Semi_Detach	76	2592.11	2609.68	Freehold
23, Chandos, Kingsway, Cleethorpes DN35 0BZ	DN35 0BZ	DN35 0	26/08/2022	210000	196596	FALSE	House	Flat	75	2800	2621.28	Leasehold
5, Reston Court, Cleethorpes DN35 0JQ	DN35 0JQ	DN35 0	15/05/2023	228000	241234	FALSE	House	Semi_Detach	92	2478.26	2622.11	Freehold
17, Burley Avenue, Cleethorpes DN35 0TH	DN35 0TH	DN35 0	06/12/2023	178000	186207	FALSE	House	Detached	71	2507.04	2622.63	Freehold
25, Fairway Court, Cleethorpes DN35 0NN	DN35 0NN	DN35 0	16/12/2025	320000	317512	FALSE	House	Detached	121	2644.63	2624.07	Freehold
63, Queens Parade, Cleethorpes DN35 0DQ	DN35 0DQ	DN35 0	17/03/2023	400000	435639	FALSE	House	Semi_Detach	166	2409.64	2624.33	Freehold
50, Lindum Road, Cleethorpes DN35 0BN	DN35 0BN	DN35 0	12/09/2022	277500	275610	FALSE	Bungalow	Detached	105	2642.86	2624.86	Freehold
72a, Kingsway, Cleethorpes DN35 0AB	DN35 0AB	DN35 0	08/04/2022	175000	175909	FALSE	House	Flat	67	2611.94	2625.51	Leasehold
3, Langley Place, Cleethorpes DN35 0ES	DN35 0ES	DN35 0	08/12/2023	295000	313400	FALSE	House	Semi_Detach	119	2478.99	2633.61	Freehold
53, Alvingham Avenue, Cleethorpes DN35 0TG	DN35 0TG	DN35 0	02/09/2025	186000	195377	FALSE	House	Detached	74	2513.51	2640.23	Freehold
62, Bolingbroke Road, Cleethorpes DN35 0HQ	DN35 0HQ	DN35 0	24/03/2022	220000	240358	FALSE	House	Semi_Detach	91	2417.58	2641.3	Freehold
36, Thorganby Road, Cleethorpes DN35 0HP	DN35 0HP	DN35 0	15/10/2024	183500	190276	FALSE	House	Semi_Detach	72	2548.61	2642.72	Freehold
49, Cromwell Road, Cleethorpes DN35 0AU	DN35 0AU	DN35 0	21/01/2022	335000	362325	FALSE	House	Detached	137	2445.26	2644.71	Freehold
171, North Sea Lane, Cleethorpes DN35 0QZ	DN35 0QZ	DN35 0	07/08/2025	272000	288376	FALSE	House	Semi_Detach	109	2495.41	2645.65	Freehold
12, Woodland Walk, Cleethorpes DN35 0SX	DN35 0SX	DN35 0	13/05/2024	157500	166784	FALSE	House	Terraced	63	2500	2647.37	Freehold
27, Pearson Road, Cleethorpes DN35 0DR	DN35 0DR	DN35 0	12/11/2024	295000	304980	FALSE	House	Semi_Detach	115	2565.22	2652	Freehold
142, Taylors Avenue, Cleethorpes DN35 0LN	DN35 0LN	DN35 0	05/04/2024	222500	236136	FALSE	House	Semi_Detach	89	2500	2653.21	Freehold
40, Primrose Way, Cleethorpes DN35 0SN	DN35 0SN	DN35 0	20/06/2025	279000	289491	FALSE	House	Detached	109	2559.63	2655.88	Freehold
60, Marlborough Way, Cleethorpes DN35 0TR	DN35 0TR	DN35 0	28/01/2022	305000	329878	FALSE	House	Detached	124	2459.68	2660.31	Freehold
5, Lindum Road, Cleethorpes DN35 0BW	DN35 0BW	DN35 0	31/07/2023	368000	386214	FALSE	House	Semi_Detach	145	2537.93	2663.54	Freehold
33, Bradford Avenue, Cleethorpes DN35 0BG	DN35 0BG	DN35 0	28/02/2023	339300	365238	FALSE	House	Terraced	137	2476.64	2665.97	Leasehold
63, Pearson Road, Cleethorpes DN35 0DR	DN35 0DR	DN35 0	29/02/2024	207500	221348	FALSE	House	Semi_Detach	83	2500	2666.84	Freehold
45, Taylors Avenue, Cleethorpes DN35 0LQ	DN35 0LQ	DN35 0	05/07/2024	399950	416258	FALSE	House	Detached	156	2563.78	2668.32	Freehold
77, Queens Parade, Cleethorpes DN35 0DQ	DN35 0DQ	DN35 0	25/08/2023	250000	259204	FALSE	House	Terraced	97	2577.32	2672.21	Freehold
4, Chandos, Kingsway, Cleethorpes DN35 0BZ	DN35 0BZ	DN35 0	24/06/2022	212000	205834	FALSE	House	Flat	77	2753.25	2673.17	Leasehold
32, Thorganby Road, Cleethorpes DN35 0HP	DN35 0HP	DN35 0	23/03/2022	240000	262208	FALSE	House	Semi_Detach	98	2448.98	2675.59	Freehold
1, Howlett Road, Cleethorpes DN35 0EF	DN35 0EF	DN35 0	27/03/2025	242000	243878	FALSE	House	Semi_Detach	91	2659.34	2679.98	Freehold
4, Riverside Drive, Cleethorpes DN35 0NG	DN35 0NG	DN35 0	16/12/2024	235000	236156	FALSE	Bungalow	Detached	88	2670.45	2683.59	Freehold
23, Arden Village, Cleethorpes DN35 0TS	DN35 0TS	DN35 0	28/10/2022	172000	174682	FALSE	House	Terraced	65	2646.15	2687.42	Freehold
37, Bolingbroke Road, Cleethorpes DN35 0HF	DN35 0HF	DN35 0	21/03/2025	394500	395274	FALSE	House	Detached	147	2683.67	2688.94	Freehold
19, Howlett Road, Cleethorpes DN35 0EF	DN35 0EF	DN35 0	26/03/2024	285000	298753	FALSE	House	Detached	111	2567.57	2691.47	Freehold
29, Daggett Road, Cleethorpes DN35 0EP	DN35 0EP	DN35 0	01/03/2024	285000	298753	FALSE	Bungalow	Detached	111	2567.57	2691.47	Freehold
2, Wesley Crescent, Cleethorpes DN35 0JR	DN35 0JR	DN35 0	05/07/2024	220000	228970	FALSE	Bungalow	Detached	85	2588.24	2693.76	Freehold
14, Belvoir Road, Cleethorpes DN35 0SE	DN35 0SE	DN35 0	23/05/2024	382000	399204	FALSE	House	Detached	148	2581.08	2697.32	Freehold
1, Langley Place, Cleethorpes DN35 0ES	DN35 0ES	DN35 0	25/07/2024	310000	323709	FALSE	House	Semi_Detach	120	2583.33	2697.57	Freehold
7, Greenfinch Drive, Cleethorpes DN35 0SS	DN35 0SS	DN35 0	17/09/2025	298000	313023	FALSE	House	Detached	116	2568.97	2698.47	Freehold
179, Chichester Road, Cleethorpes DN35 0JN	DN35 0JN	DN35 0	12/06/2025	200000	210537	FALSE	House	Semi_Detach	78	2564.1	2699.19	Freehold
26, Cattistock Road, Cleethorpes DN35 0RZ	DN35 0RZ	DN35 0	28/05/2024	230000	240358	FALSE	Bungalow	Detached	89	2584.27	2700.65	Freehold
40, Fillingham Crescent, Cleethorpes DN35 0JE	DN35 0JE	DN35 0	09/08/2024	240000	248614	FALSE	House	Semi_Detach	92	2608.7	2702.33	Freehold
25, Seaford Road, Cleethorpes DN35 0NB	DN35 0NB	DN35 0	30/10/2024	297000	305682	FALSE	House	Detached	113	2628.32	2705.15	Freehold
1, Harewood Grove, Cleethorpes DN35 0UD	DN35 0UD	DN35 0	14/07/2025	355000	378741	FALSE	House	Detached	140	2535.71	2705.29	Freehold
4, Marshchapel Close, Cleethorpes DN35 0TD	DN35 0TD	DN35 0	03/06/2024	160000	167919	FALSE	House	Semi_Detach	62	2580.65	2708.37	Freehold
112, Westbury Road, Cleethorpes DN35 0QB	DN35 0QB	DN35 0	25/10/2024	250000	257308	FALSE	House	Detached	95	2631.58	2708.51	Freehold
261, Humberston Road, Cleethorpes DN35 0PJ	DN35 0PJ	DN35 0	27/05/2022	287500	309868	FALSE	House	Semi_Detach	114	2521.93	2718.14	Freehold
1, Taylors Avenue, Cleethorpes DN35 0LF	DN35 0LF	DN35 0	03/05/2024	950000	992784	FALSE	House	Detached	365	2602.74	2719.96	Freehold
Apartment 25, The Waterfront, Queens Parade, Cleetho	DN35 0FF	DN35 0	23/05/2024	470000	460020	FALSE	House	Flat	169	2781.07	2722.01	Leasehold
51, Pearson Road, Cleethorpes DN35 0DR	DN35 0DR	DN35 0	27/06/2025	300000	315805	FALSE	House	Semi_Detach	116	2586.21	2722.46	Freehold
10a, Chaffinch Drive, Cleethorpes DN35 0ST	DN35 0ST	DN35 0	09/08/2024	197500	204589	FALSE	House	Semi_Detach	75	2633.33	2727.85	Freehold
10, Beaufort Crescent, Cleethorpes DN35 0RR	DN35 0RR	DN35 0	27/07/2023	270000	279018	FALSE	Bungalow	Detached	102	2647.06	2735.47	Freehold
42, Taylors Avenue, Cleethorpes DN35 0LR	DN35 0LR	DN35 0	13/06/2022	215000	227248	FALSE	House	Semi_Detach	83	2590.36	2737.93	Freehold
15, Whitehall Country Cottages, Cleethorpes DN35 0TX	DN35 0TX	DN35 0	26/02/2024	189000	202820	FALSE	House	Terraced	74	2554.05	2740.81	Freehold
38, Pearson Road, Cleethorpes DN35 0DT	DN35 0DT	DN35 0	01/09/2023	162500	167332	FALSE	Bungalow	Semi_Detach	61	2663.93	2743.15	Freehold
73, Kingsway, Cleethorpes DN35 0AB	DN35 0AB	DN35 0	05/07/2022	260000	266130	FALSE	House	Terraced	97	2680.41	2743.61	Freehold
6, Benjamin'S Walk, Cleethorpes DN35 0PQ	DN35 0PQ	DN35 0	19/06/2023	182500	192086	FALSE	House	Terraced	70	2607.14	2744.09	Freehold
19, Links Road, Cleethorpes DN35 0HT	DN35 0HT	DN35 0	04/07/2022	425000	428780	FALSE	House	Detached	156	2724.36	2748.59	Freehold
30, Park Lane, Cleethorpes DN35 0PB	DN35 0PB	DN35 0	24/10/2023	505000	511513	FALSE	House	Detached	186	2715.05	2750.07	Freehold
36, Lindum Road, Cleethorpes DN35 0BN	DN35 0BN	DN35 0	21/04/2023	285000	305273	FALSE	House	Semi_Detach	111	2567.57	2750.21	Leasehold
15, Kings Road, Cleethorpes DN35 0AH	DN35 0AH	DN35 0	24/02/2023	450000	473172	FALSE	House	Detached	172	2616.28	2751	Freehold
181, Chichester Road, Cleethorpes DN35 0JN	DN35 0JN	DN35 0	16/12/2022	325000	331054	FALSE	House	Semi_Detach	120	2708.33	2758.78	Freehold
20, Westport Road, Cleethorpes DN35 0QF	DN35 0QF	DN35 0	13/12/2024	228000	229122	FALSE	Bungalow	Detached	83	2746.99	2760.51	Freehold
16, Cotswold Close, Cleethorpes DN35 0EA	DN35 0EA	DN35 0	31/03/2025	375000	375736	FALSE	House	Detached	136	2757.35	2762.76	Freehold
3, Woodland Walk, Cleethorpes DN35 0SX	DN35 0SX	DN35 0	24/06/2024	150000	157560	FALSE	House	Terraced	57	2631.58	2764.21	Freehold
14, Cheltenham Way, Cleethorpes DN35 0UG	DN35 0UG	DN35 0	30/01/2023	550000	561550	FALSE	House	Detached	203	2709.36	2766.26	Freehold
12, Cottesmore Road, Cleethorpes DN35 0RY	DN35 0RY	DN35 0	11/08/2023	265000	268951	FALSE	Bungalow	Detached	97	2731.96	2772.69	Freehold
7, Primrose Way, Cleethorpes DN35 0SN	DN35 0SN	DN35 0	27/03/2025	329995	330643	FALSE	House	Detached	119	2773.07	2778.51	Freehold
79, Thorganby Road, Cleethorpes DN35 0HL	DN35 0HL	DN35 0	20/09/2023	235000	241987	FALSE	House	Semi_Detach	87	2701.15	2781.46	Freehold
3, Primrose Way, Cleethorpes DN35 0SN	DN35 0SN	DN35 0	17/06/2022	281000	292160	FALSE	House	Detached	105	2676.19	2782.48	Freehold
1, Seacroft Road, Cleethorpes DN35 0AX	DN35 0AX	DN35 0	01/08/2024	320000	331486	FALSE	House	Semi_Detach	119	2689.08	2785.6	Freehold
97, Chichester Road, Cleethorpes DN35 0JA	DN35 0JA	DN35 0	23/03/2022	387500	415150	FALSE	House	Detached	149	2600.67	2786.24	Freehold
13, Cotswold Close, Cleethorpes DN35 0EA	DN35 0EA	DN35 0	18/02/2022	225000	248169	FALSE	House	Semi_Detach	89	2528.09	2788.42	Freehold
42, Primrose Way, Cleethorpes DN35 0SN	DN35 0SN	DN35 0	22/08/2022	315000	315309	FALSE	House	Detached	113	2787.61	2790.35	Freehold
21, Signhills Avenue, Cleethorpes DN35 0BU	DN35 0BU	DN35 0	05/12/2023	300000	318712	FALSE	House	Semi_Detach	114	2631.58	2795.72	Freehold
22, Chandos, Kingsway, Cleethorpes DN35 0BZ	DN35 0BZ	DN35 0	02/08/2024	207000	201383	FALSE	House	Flat	72	2875	2796.99	Leasehold
30, Cottesmore Road, Cleethorpes DN35 0RY	DN35 0RY	DN35 0	18/07/2022	169950	173957	FALSE	House	Terraced	62	2741.13	2805.76	Freehold
60, Seaford Road, Cleethorpes DN35 0ND	DN35 0ND	DN35 0	23/09/2025	195000	204830	FALSE	Bungalow	Detached	73	2671.23	2805.89	Leasehold
1b, Wesley Crescent, Cleethorpes DN35 0JS	DN35 0JS	DN35 0	18/02/2022	221000	238521	FALSE	Bungalow	Detached	85	2600	2806.13	Freehold
19, Riverside Drive, Cleethorpes DN35 0NQ	DN35 0NQ	DN35 0	07/12/2022	385000	385377	FALSE	House	Detached	137	2810.22	2812.97	Freehold
15, Minshull Road, Cleethorpes DN35 0DX	DN35 0DX	DN35 0	25/11/2022	200000	202732	FALSE	Bungalow	Semi_Detach	72	2777.78	2815.72	Freehold
151, Chichester Road, Cleethorpes DN35 0JN	DN35 0JN	DN35 0	28/03/2025	237500	239343	FALSE	House	Semi_Detach	85	2794.12	2815.8	Freehold
16, Loveden Court, Cleethorpes DN35 0JH	DN35 0JH	DN35 0	06/12/2024	229950	231082	FALSE	Bungalow	Detached	82	2804.27	2818.07	Freehold
82, Bolingbroke Road, Cleethorpes DN35 0HQ	DN35 0HQ	DN35 0	20/05/2022	325000	343860	FALSE	House	Detached	122	2663.93	2818.52	Freehold
50, Marlborough Way, Cleethorpes DN35 0TR	DN35 0TR	DN35 0	12/09/2022	335000	332719	FALSE	House	Detached	118	2838.98	2819.65	Freehold
8, Weekes Road, Cleethorpes DN35 0DU	DN35 0DU	DN35 0	24/07/2025	220000	236870	FALSE	House	Semi_Detach	84	2619.05	2819.88	Freehold
49, Seaford Road, Cleethorpes DN35 0NB	DN35 0NB	DN35 0	06/05/2022	200000	211606	FALSE	Bungalow	Detached	75	2666.67	2821.41	Freehold
9, Beesby Drive, Cleethorpes DN35 0JX	DN35 0JX	DN35 0	11/11/2022	295000	293849	FALSE	House	Detached	104	2836.54	2825.47	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
20, Chandos, Kingsway, Cleethorpes DN35 0BZ	DN35 0BZ	DN35 0	12/07/2023	200000	198158	FALSE	House	Flat	70	2857.14	2830.83	Leasehold
4, Beck Walk, Cleethorpes DN35 0SW	DN35 0SW	DN35 0	24/06/2022	150000	158545	FALSE	House	Semi_Detach	56	2678.57	2831.16	Freehold
31, Fillingham Crescent, Cleethorpes DN35 0JB	DN35 0JB	DN35 0	28/07/2022	250000	252223	FALSE	Bungalow	Detached	89	2808.99	2833.97	Freehold
6, Clixby Close, Cleethorpes DN35 0HS	DN35 0HS	DN35 0	11/03/2024	225000	238546	FALSE	House	Semi_Detach	84	2678.57	2839.83	Freehold
2, Grosvenor Court, Cleethorpes DN35 0PA	DN35 0PA	DN35 0	14/06/2022	235000	244333	FALSE	Bungalow	Detached	86	2732.56	2841.08	Freehold
26, Alvingham Avenue, Cleethorpes DN35 0TQ	DN35 0TQ	DN35 0	30/05/2025	144000	147842	FALSE	House	Semi_Detach	52	2769.23	2843.12	Freehold
57, Cromwell Road, Cleethorpes DN35 0AU	DN35 0AU	DN35 0	12/05/2025	350000	355572	FALSE	House	Detached	125	2800	2844.58	Freehold
4, Lairgate Place, Cleethorpes DN35 0UA	DN35 0UA	DN35 0	15/08/2025	182500	193487	FALSE	House	Semi_Detach	68	2683.82	2845.4	Freehold
148, Chichester Road, Cleethorpes DN35 0JJ	DN35 0JJ	DN35 0	14/10/2024	435000	447717	FALSE	House	Detached	157	2770.7	2851.7	Freehold
6, Queens Parade, Cleethorpes DN35 0DF	DN35 0DF	DN35 0	19/05/2023	350000	362424	FALSE	House	Detached	127	2755.91	2853.73	Freehold
18, Larch Road, Cleethorpes DN35 0RW	DN35 0RW	DN35 0	19/07/2023	260000	268684	FALSE	Bungalow	Detached	94	2765.96	2858.34	Freehold
9, Primrose Way, Cleethorpes DN35 0SN	DN35 0SN	DN35 0	26/09/2022	335000	332719	FALSE	House	Detached	116	2887.93	2868.27	Freehold
3, Ludborough Way, Cleethorpes DN35 0TB	DN35 0TB	DN35 0	25/04/2025	210000	209385	FALSE	House	Detached	73	2876.71	2868.29	Freehold
28, Aldrich Road, Cleethorpes DN35 0DP	DN35 0DP	DN35 0	07/06/2024	291000	304417	FALSE	House	Detached	106	2745.28	2871.86	Freehold
17, Weekes Road, Cleethorpes DN35 0DU	DN35 0DU	DN35 0	10/11/2023	190000	198203	FALSE	Bungalow	Semi_Detach	69	2753.62	2872.51	Freehold
16, Scrivelsby Court, Cleethorpes DN35 0HJ	DN35 0HJ	DN35 0	18/10/2024	230000	238493	FALSE	House	Semi_Detach	83	2771.08	2873.41	Freehold
17, Chichester Road, Cleethorpes DN35 0HE	DN35 0HE	DN35 0	31/03/2025	393000	393771	FALSE	House	Detached	137	2868.61	2874.24	Freehold
26, Billinghay Court, Cleethorpes DN35 0JU	DN35 0JU	DN35 0	13/03/2024	160000	169633	FALSE	Bungalow	Semi_Detach	59	2711.86	2875.14	Freehold
77, Thorganby Road, Cleethorpes DN35 0HL	DN35 0HL	DN35 0	03/02/2023	300000	321672	FALSE	House	Semi_Detach	111.81	2683.12	2876.95	Freehold
24, Cumberland Road, Cleethorpes DN35 0NS	DN35 0NS	DN35 0	07/10/2024	187500	192981	FALSE	Bungalow	Detached	67	2798.51	2880.31	Freehold
25, Berkeley Road, Cleethorpes DN35 0NU	DN35 0NU	DN35 0	05/05/2022	212500	224832	FALSE	Bungalow	Detached	78	2724.36	2882.46	Freehold
17, Caenby Road, Cleethorpes DN35 0JT	DN35 0JT	DN35 0	10/07/2024	230000	239378	FALSE	Bungalow	Detached	83	2771.08	2884.07	Freehold
30, Primrose Way, Cleethorpes DN35 0SN	DN35 0SN	DN35 0	08/07/2022	324000	326881	FALSE	House	Detached	113	2867.26	2892.75	Freehold
5, Beesby Drive, Cleethorpes DN35 0JX	DN35 0JX	DN35 0	07/09/2022	280000	278093	FALSE	House	Detached	96	2916.67	2896.8	Freehold
9, Cottesmore Road, Cleethorpes DN35 0RY	DN35 0RY	DN35 0	03/11/2023	220000	225976	FALSE	Bungalow	Detached	78	2820.51	2897.13	Freehold
3, Waldorf Road, Cleethorpes DN35 0QD	DN35 0QD	DN35 0	28/03/2025	217000	217426	FALSE	Bungalow	Detached	75	2893.33	2899.01	Freehold
53, Westbury Road, Cleethorpes DN35 0QJ	DN35 0QJ	DN35 0	26/02/2024	215000	226538	FALSE	Bungalow	Detached	78	2756.41	2904.33	Freehold
36, Primrose Way, Cleethorpes DN35 0SN	DN35 0SN	DN35 0	06/09/2022	313000	310869	FALSE	House	Detached	107	2925.23	2905.32	Freehold
1, Hampton Close, Cleethorpes DN35 0UB	DN35 0UB	DN35 0	28/01/2025	310000	311219	FALSE	House	Detached	107	2897.2	2908.59	Freehold
4, Carlton Close, Cleethorpes DN35 0NP	DN35 0NP	DN35 0	05/08/2024	199995	206675	FALSE	Bungalow	Detached	71	2816.83	2910.92	Freehold
6, Chandos, Kingsway, Cleethorpes DN35 0BZ	DN35 0BZ	DN35 0	29/05/2024	172500	168837	FALSE	House	Flat	58	2974.14	2910.98	Leasehold
16, Seaford Road, Cleethorpes DN35 0LY	DN35 0LY	DN35 0	18/08/2022	230000	230225	FALSE	Bungalow	Detached	79	2911.39	2914.24	Freehold
17, Woodland Walk, Cleethorpes DN35 0SX	DN35 0SX	DN35 0	06/02/2025	160000	163291	FALSE	House	Terraced	56	2857.14	2915.91	Freehold
1, Weekes Road, Cleethorpes DN35 0DU	DN35 0DU	DN35 0	27/03/2026	230000	227548	FALSE	Bungalow	Detached	78	2948.72	2917.28	Freehold
8, Belvoir Road, Cleethorpes DN35 0SD	DN35 0SD	DN35 0	05/01/2024	350000	365389	FALSE	House	Detached	125	2800	2923.11	Freehold
5, Garbutt Place, Cleethorpes DN35 0EJ	DN35 0EJ	DN35 0	07/02/2025	230000	234284	FALSE	House	Semi_Detach	80	2875	2928.55	Freehold
17, Chandos, Kingsway, Cleethorpes DN35 0BZ	DN35 0BZ	DN35 0	11/03/2022	170000	170000	FALSE	House	Flat	58	2931.03	2931.03	Leasehold
18, Bassett Road, Cleethorpes DN35 0EH	DN35 0EH	DN35 0	16/06/2023	307500	319493	FALSE	House	Semi_Detach	109	2821.1	2931.13	Freehold
29, Westport Road, Cleethorpes DN35 0QF	DN35 0QF	DN35 0	27/02/2025	207000	208224	FALSE	Bungalow	Detached	71	2915.49	2932.73	Freehold
205, North Sea Lane, Cleethorpes DN35 0PR	DN35 0PR	DN35 0	07/03/2025	220000	220432	FALSE	Bungalow	Detached	75	2933.33	2939.09	Leasehold
177, North Sea Lane, Cleethorpes DN35 0QZ	DN35 0QZ	DN35 0	05/09/2023	257000	264641	FALSE	House	Semi_Detach	90	2855.56	2940.46	Freehold
27, Bolingbroke Road, Cleethorpes DN35 0HF	DN35 0HF	DN35 0	18/10/2023	305000	308934	FALSE	House	Detached	105	2904.76	2942.23	Freehold
20, Primrose Way, Cleethorpes DN35 0SN	DN35 0SN	DN35 0	28/06/2022	184000	194482	FALSE	House	Semi_Detach	66	2787.88	2946.7	Freehold
10, Fillingham Crescent, Cleethorpes DN35 0JD	DN35 0JD	DN35 0	24/07/2025	355000	378741	FALSE	House	Detached	128	2773.44	2958.91	Freehold
77, Bolingbroke Road, Cleethorpes DN35 0HF	DN35 0HF	DN35 0	06/05/2022	399950	423160	FALSE	House	Detached	143	2796.85	2959.16	Freehold
70, Hardys Road, Cleethorpes DN35 0DW	DN35 0DW	DN35 0	01/03/2024	475000	497921	FALSE	House	Detached	168	2827.38	2963.82	Freehold
114, Westbury Road, Cleethorpes DN35 0QB	DN35 0QB	DN35 0	16/09/2024	415000	430168	FALSE	House	Detached	145	2862.07	2966.68	Freehold
58, Fillingham Crescent, Cleethorpes DN35 0JF	DN35 0JF	DN35 0	18/07/2022	197500	201772	FALSE	Bungalow	Semi_Detach	68	2904.41	2967.24	Freehold
1, Butterwick Close, Cleethorpes DN35 0JY	DN35 0JY	DN35 0	18/11/2025	375000	376845	FALSE	House	Detached	127	2952.76	2967.28	Freehold
6, Marshchapel Close, Cleethorpes DN35 0TD	DN35 0TD	DN35 0	26/04/2024	154000	163438	FALSE	House	Semi_Detach	55	2800	2971.6	Freehold
38, Lindum Road, Cleethorpes DN35 0BN	DN35 0BN	DN35 0	21/03/2025	295000	297289	FALSE	House	Semi_Detach	100	2950	2972.89	Freehold
75, Bolingbroke Road, Cleethorpes DN35 0HF	DN35 0HF	DN35 0	16/12/2024	355000	356747	FALSE	House	Detached	120	2958.33	2972.89	Freehold
3, Honeysuckle Court, Cleethorpes DN35 0SL	DN35 0SL	DN35 0	24/01/2022	262000	283371	FALSE	House	Detached	95	2757.89	2982.85	Freehold
46, Westbury Road, Cleethorpes DN35 0QH	DN35 0QH	DN35 0	31/03/2025	262000	262514	FALSE	Bungalow	Detached	88	2977.27	2983.11	Freehold
33, Alvingham Avenue, Cleethorpes DN35 0TG	DN35 0TG	DN35 0	16/06/2022	161000	170172	FALSE	House	Semi_Detach	57	2824.56	2985.47	Freehold
21, Cumberland Road, Cleethorpes DN35 0NS	DN35 0NS	DN35 0	18/11/2022	237000	236075	FALSE	Bungalow	Detached	79	3000	2988.29	Freehold
43, Lindum Road, Cleethorpes DN35 0BN	DN35 0BN	DN35 0	07/01/2022	313000	346703	FALSE	House	Semi_Detach	116	2698.28	2988.82	Freehold
36, Hardys Road, Cleethorpes DN35 0DW	DN35 0DW	DN35 0	28/03/2025	475000	475932	FALSE	House	Detached	159	2987.42	2993.28	Freehold
28, Arden Village, Cleethorpes DN35 0TS	DN35 0TS	DN35 0	01/04/2022	310000	333519	FALSE	House	Detached	111	2792.79	3004.68	Freehold
22, Ravendale Road, Cleethorpes DN35 0HW	DN35 0HW	DN35 0	26/09/2025	315000	330880	FALSE	House	Detached	110	2863.64	3008	Freehold
8, Chichester Road, Cleethorpes DN35 0HE	DN35 0HE	DN35 0	15/12/2025	205000	204803	FALSE	House	Semi_Detach	68	3014.71	3011.81	Freehold
33, Cumberland Road, Cleethorpes DN35 0NS	DN35 0NS	DN35 0	24/11/2023	220000	225976	FALSE	Bungalow	Detached	75	2933.33	3013.01	Freehold
3, Mayfair Court, Cleethorpes DN35 0QG	DN35 0QG	DN35 0	19/06/2024	225000	235374	FALSE	Bungalow	Detached	78	2884.62	3017.62	Freehold
27, Bishopthorpe Road, Cleethorpes DN35 0TA	DN35 0TA	DN35 0	13/11/2023	165000	172123	FALSE	Bungalow	Semi_Detach	57	2894.74	3019.7	Freehold
4, Alvingham Avenue, Cleethorpes DN35 0TQ	DN35 0TQ	DN35 0	08/03/2024	157000	166452	FALSE	House	Semi_Detach	55	2854.55	3026.4	Freehold
9, Beck Walk, Cleethorpes DN35 0SW	DN35 0SW	DN35 0	03/10/2022	161000	163511	FALSE	House	Terraced	54	2981.48	3027.98	Freehold
19, Westport Road, Cleethorpes DN35 0QF	DN35 0QF	DN35 0	01/08/2023	230000	233429	FALSE	Bungalow	Detached	77	2987.01	3031.55	Freehold
20, Howlett Road, Cleethorpes DN35 0EF	DN35 0EF	DN35 0	11/11/2024	270000	279134	FALSE	House	Semi_Detach	92	2934.78	3034.07	Freehold
52, Cromwell Road, Cleethorpes DN35 0AW	DN35 0AW	DN35 0	10/04/2024	375000	397983	FALSE	House	Semi_Detach	131	2862.6	3038.04	Freehold
32, Minshull Road, Cleethorpes DN35 0DX	DN35 0DX	DN35 0	07/03/2024	192000	203559	FALSE	Bungalow	Semi_Detach	67	2865.67	3038.19	Freehold
10, Rosemary Way, Cleethorpes DN35 0SR	DN35 0SR	DN35 0	15/05/2025	410000	416527	FALSE	House	Detached	137	2992.7	3040.34	Freehold
4, Reston Court, Cleethorpes DN35 0JQ	DN35 0JQ	DN35 0	07/09/2022	229950	231510	FALSE	Bungalow	Semi_Detach	76	3025.66	3046.18	Freehold
27, Cattistock Road, Cleethorpes DN35 0RZ	DN35 0RZ	DN35 0	23/10/2025	265000	271379	FALSE	Bungalow	Detached	89	2977.53	3049.2	Freehold
7, Kings Mews, Cleethorpes DN35 0PG	DN35 0PG	DN35 0	06/03/2024	120000	128378	FALSE	House	Terraced	42	2857.14	3056.62	Freehold
27, Marlborough Way, Cleethorpes DN35 0TR	DN35 0TR	DN35 0	05/03/2025	345000	345677	FALSE	House	Detached	113	3053.1	3059.09	Freehold
15, Cromwell Road, Cleethorpes DN35 0AL	DN35 0AL	DN35 0	24/11/2025	315000	318371	FALSE	House	Semi_Detach	104	3028.85	3061.26	Freehold
21, Cheltenham Way, Cleethorpes DN35 0UG	DN35 0UG	DN35 0	09/09/2025	242000	254200	FALSE	House	Detached	83	2915.66	3062.65	Freehold
24, Primrose Way, Cleethorpes DN35 0SN	DN35 0SN	DN35 0	01/04/2022	179000	196390	FALSE	House	Semi_Detach	64	2796.88	3068.59	Freehold
9, Fairway Court, Cleethorpes DN35 0NN	DN35 0NN	DN35 0	05/02/2025	235000	236389	FALSE	Bungalow	Detached	77	3051.95	3069.99	Freehold
5, Lairgate Place, Cleethorpes DN35 0UA	DN35 0UA	DN35 0	16/02/2024	190000	202680	FALSE	House	Semi_Detach	66	2878.79	3070.91	Freehold
15, Riverside Drive, Cleethorpes DN35 0NQ	DN35 0NQ	DN35 0	16/09/2022	285000	283059	FALSE	House	Detached	92	3097.83	3076.73	Freehold
34, Primrose Way, Cleethorpes DN35 0SN	DN35 0SN	DN35 0	26/08/2022	320000	320314	FALSE	House	Detached	104	3076.92	3079.94	Freehold
38, Cheltenham Way, Cleethorpes DN35 0UG	DN35 0UG	DN35 0	12/01/2024	500000	521984	FALSE	House	Detached	169	2958.58	3088.66	Freehold
52, Seaford Road, Cleethorpes DN35 0ND	DN35 0ND	DN35 0	17/10/2025	221000	226320	FALSE	Bungalow	Detached	73	3027.4	3100.27	Freehold
189, North Sea Lane, Cleethorpes DN35 0QZ	DN35 0QZ	DN35 0	16/05/2025	275000	279378	FALSE	Bungalow	Detached	90	3055.56	3104.2	Freehold
35, Bedford Road, Cleethorpes DN35 0PZ	DN35 0PZ	DN35 0	18/12/2023	205000	214452	FALSE	Bungalow	Detached	69	2971.01	3108	Freehold
63, Thorganby Road, Cleethorpes DN35 0HL	DN35 0HL	DN35 0	09/10/2025	275000	283176	FALSE	House	Semi_Detach	91	3021.98	3111.82	Freehold
17, Queens Parade, Cleethorpes DN35 0DF	DN35 0DF	DN35 0	29/11/2024	265000	273965	FALSE	House	Semi_Detach	88	3011.36	3113.24	Freehold
18, Cottesmore Road, Cleethorpes DN35 0RY	DN35 0RY	DN35 0	06/03/2025	267500	268025	FALSE	Bungalow	Detached	86	3110.47	3116.57	Freehold
35, Cromwell Road, Cleethorpes DN35 0AL	DN35 0AL	DN35 0	29/07/2022	385000	393328	FALSE	House	Semi_Detach	126	3055.56	3121.65	Freehold
1, Waldorf Road, Cleethorpes DN35 0QD	DN35 0QD	DN35 0	27/04/2023	245000	256034	FALSE	Bungalow	Detached	82	2987.8	3122.37	Freehold
23, Rosemary Way, Cleethorpes DN35 0SR	DN35 0SR	DN35 0	28/01/2022	345000	373141	FALSE	House	Detached	119.43	2888.72	3124.35	Freehold
4, Manley Gardens, Cleethorpes DN35 0JG	DN35 0JG	DN35 0	12/11/2024	250000	256533	FALSE	Bungalow	Detached	82	3048.78	3128.45	Freehold
5, Clixby Close, Cleethorpes DN35 0HS	DN35 0HS	DN35 0	06/05/2022	249950	269396	FALSE	House	Semi_Detach	86	2906.4	3132.51	Freehold
53, Queens Parade, Cleethorpes DN35 0DQ	DN35 0DQ	DN35 0	28/11/2025	457000	461890	FALSE	House	Semi_Detach	147	3108.84	3142.11	Freehold
15, Arden Village, Cleethorpes DN35 0TS	DN35 0TS	DN35 0	02/07/2025	151900	163681	FALSE	House	Terraced	52	2921.15	3147.71	Freehold
53, Pearson Road, Cleethorpes DN35 0DR	DN35 0DR	DN35 0	06/01/2023	300000	311700	FALSE	House	Semi_Detach	99	3030.3	3148.48	Freehold
30, Seaford Road, Cleethorpes DN35 0ND	DN35 0ND	DN35 0	12/05/2025	230000	233662	FALSE	Bungalow	Detached	74	3108.11	3157.59	Freehold
8, Arden Village, Cleethorpes DN35 0TS	DN35 0TS	DN35 0	25/08/2023	190000	195843	FALSE	House	Semi_Detach	62	3064.52	3158.76	Freehold
1, Bolingbroke Road, Cleethorpes DN35 0HF	DN35 0HF	DN35 0	03/02/2023	385000	404825	FALSE	House	Detached	128	3007.81	3162.7	Freehold
49, Signhills Avenue, Cleethorpes DN35 0BT	DN35 0BT	DN35 0	05/09/2025	457500	483072	FALSE	House	Semi_Detach	152	3009.87	3178.11	Freehold
10, Thorganby Road, Cleethorpes DN35 0HP	DN35 0HP	DN35 0	10/07/2024	250000	261055	FALSE	House	Semi_Detach	82	3048.78	3183.6	Freehold
56, Berkeley Road, Cleethorpes DN35 0NX	DN35 0NX	DN35 0	24/10/2022	325000	325000	FALSE	House	Detached	102	3186.27	3186.27	Freehold
7, Pytchley Walk, Cleethorpes DN35 0RS	DN35 0RS	DN35 0	03/10/2022	255000	255000	FALSE	Bungalow	Detached	80	3187.5	3187.5	Freehold
49, Bradford Avenue, Cleethorpes DN35 0BQ	DN35 0BQ	DN35 0	28/01/2022	245000	271381	FALSE	House	Semi_Detach	85	2882.35	3192.72	Freehold
6, Burley Avenue, Cleethorpes DN35 0TH	DN35 0TH	DN35 0	05/08/2022	230000	230225	FALSE	House	Detached	72	3194.44	3197.57	Freehold
6, Kingston Close, Cleethorpes DN35 0QN	DN35 0QN	DN35 0	01/07/2022	295000	297624	FALSE	Bungalow	Detached	93	3172.04	3200.26	Freehold
58, Cromwell Road, Cleethorpes DN35 0AS	DN35 0AS	DN35 0	21/02/2025	456000	458696	FALSE	House	Detached	143	3188.81	3207.66	Freehold
30, Minshull Road, Cleethorpes DN35 0DX	DN35 0DX	DN35 0	08/07/2024	255000	266276	FALSE	Bungalow	Semi_Detach	83	3072.29	3208.14	Freehold
24, Cattistock Road, Cleethorpes DN35 0RZ	DN35 0RZ	DN35 0	15/12/2022	279500	279774	FALSE	Bungalow	Detached	87	3212.64	3215.79	Freehold
7, Beesby Drive, Cleethorpes DN35 0JX	DN35 0JX	DN35 0	13/05/2022	295000	312119	FALSE	House	Detached	97	3041.24	3217.72	Freehold
13, Weekes Road, Cleethorpes DN35 0DU	DN35 0DU	DN35 0	01/03/2024	170000	180235	FALSE	Bungalow	Semi_Detach	56	3035.71	3218.48	Freehold
14, Garbutt Place, Cleethorpes DN35 0EJ	DN35 0EJ	DN35 0	17/10/2025	222000	228601	FALSE	Bungalow	Semi_Detach	71	3126.76	3219.73	Freehold
11, Seaford Road, Cleethorpes DN35 0LX	DN35 0LX	DN35 0	09/02/2026	242500	238299	FALSE	Bungalow	Detached	74	3277.03	3220.26	Freehold
2, Waldorf Road, Cleethorpes DN35 0QD	DN35 0QD	DN35 0	27/11/2023	245000	251655	FALSE	Bungalow	Detached	78	3141.03	3226.35	Freehold
45, Signhills Avenue, Cleethorpes DN35 0BT	DN35 0BT	DN35 0	28/03/2025	329950	332510	FALSE	House	Semi_Detach	103	3203.4	3228.25	Freehold
63, Lindum Road, Cleethorpes DN35 0BN	DN35 0BN	DN35 0	09/10/2025	269950	277678	FALSE	House	Terraced	86	3138.95	3228.81	Freehold
Apartment 24, The Waterfront, Queens Parade, Cleetho	DN35 0FF	DN35 0	24/10/2024	310000	303725	FALSE	House	Flat	94	3297.87	3231.12	Leasehold
7, Cattistock Road, Cleethorpes DN35 0RZ	DN35 0RZ	DN35 0	21/04/2023	263000	274844	FALSE	Bungalow	Detached	85	3094.12	3233.46	Freehold
40, Bedford Road, Cleethorpes DN35 0PY	DN35 0PY	DN35 0	06/12/2024	200000	200984	FALSE	Bungalow	Detached	62	3225.81	3241.68	Freehold
55, Pearson Road, Cleethorpes DN35 0DR	DN35 0DR	DN35 0	05/01/2023	260000	270140	FALSE	House	Semi_Detach	83	3132.53	3254.7	Freehold
48, Cattistock Road, Cleethorpes DN35 0RZ	DN35 0RZ	DN35 0	12/01/2022	250000	270392	FALSE	Bungalow	Detached	83	3012.05	3257.73	Freehold
189, Chichester Road, Cleethorpes DN35 0JN	DN35 0JN	DN35 0	01/07/2025	265000	285321	FALSE	House	Semi_Detach	87	3045.98	3279.55	Freehold
39, Aldrich Road, Cleethorpes DN35 0DP	DN35 0DP	DN35 0	10/11/2023	265000	276441	FALSE	House	Semi_Detach	84	3154.76	3290.96	Freehold
9, Wesley Crescent, Cleethorpes DN35 0JS	DN35 0JS	DN35 0	29/04/2022	300950	323783	FALSE	Bungalow	Detached	98	3070.92	3303.91	Freehold
6, Hilton Court, Cleethorpes DN35 0NF	DN35 0NF	DN35 0	08/10/2025	268000	274451	FALSE	Bungalow	Detached	83	3228.92	3306.64	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
10, Cottesmore Road, Cleethorpes DN35 0RY	DN35 0RY	DN35 0	05/08/2025	265000	279509	FALSE	Bungalow	Detached	84	3154.76	3327.49	Freehold
33, Waldorf Road, Cleethorpes DN35 0QD	DN35 0QD	DN35 0	05/01/2024	255000	266212	FALSE	Bungalow	Detached	80	3187.5	3327.65	Freehold
1, Whitehall Country Cottages, Cleethorpes DN35 0TX	DN35 0TX	DN35 0	28/07/2023	135000	143103	FALSE	Bungalow	Terraced	43	3139.53	3327.98	Freehold
28, Riverside Drive, Cleethorpes DN35 0NG	DN35 0NG	DN35 0	28/11/2024	240000	246271	FALSE	Bungalow	Detached	74	3243.24	3327.99	Freehold
28, Pearson Road, Cleethorpes DN35 0DT	DN35 0DT	DN35 0	13/12/2024	220000	223441	FALSE	Bungalow	Semi_Detach	67	3283.58	3334.94	Freehold
2, Marlborough Way, Cleethorpes DN35 0TR	DN35 0TR	DN35 0	17/09/2025	312500	328254	FALSE	Bungalow	Detached	98	3188.78	3349.53	Freehold
20, Winter Gardens Close, Cleethorpes DN35 0AT	DN35 0AT	DN35 0	20/01/2023	265000	275335	FALSE	House	Semi_Detach	82	3231.71	3357.74	Freehold
43, Fillingham Crescent, Cleethorpes DN35 0JF	DN35 0JF	DN35 0	19/10/2022	234950	238858	FALSE	Bungalow	Semi_Detach	71	3309.15	3364.2	Freehold
40, Westbury Road, Cleethorpes DN35 0QH	DN35 0QH	DN35 0	11/07/2025	240000	256050	FALSE	Bungalow	Detached	76	3157.89	3369.08	Freehold
24, Heythrop Road, Cleethorpes DN35 0TY	DN35 0TY	DN35 0	31/07/2023	320000	330688	FALSE	Bungalow	Detached	98	3265.31	3374.37	Freehold
10, Minshull Road, Cleethorpes DN35 0DX	DN35 0DX	DN35 0	19/04/2024	218000	229462	FALSE	Bungalow	Detached	68	3205.88	3374.44	Freehold
21, Alvingham Avenue, Cleethorpes DN35 0TG	DN35 0TG	DN35 0	16/11/2022	227000	226114	FALSE	House	Detached	67	3388.06	3374.84	Freehold
3, Fairway Court, Cleethorpes DN35 0NN	DN35 0NN	DN35 0	24/07/2025	250000	266719	FALSE	Bungalow	Detached	79	3164.56	3376.19	Freehold
5, Winter Gardens Close, Cleethorpes DN35 0AT	DN35 0AT	DN35 0	05/07/2022	280000	263914	FALSE	Maisonette	Flat	78	3589.74	3383.51	Leasehold
1a, Wesley Crescent, Cleethorpes DN35 0JS	DN35 0JS	DN35 0	20/05/2022	339950	359678	FALSE	Bungalow	Detached	106	3207.08	3393.19	Freehold
37, Seaford Road, Cleethorpes DN35 0NB	DN35 0NB	DN35 0	25/03/2024	230000	241099	FALSE	Bungalow	Detached	71	3239.44	3395.76	Freehold
12, Bishopthorpe Road, Cleethorpes DN35 0TA	DN35 0TA	DN35 0	21/07/2025	169000	180302	FALSE	Bungalow	Detached	53	3188.68	3401.92	Freehold
42, Pearson Road, Cleethorpes DN35 0DT	DN35 0DT	DN35 0	10/02/2023	284000	304516	FALSE	House	Semi_Detach	89	3191.01	3421.53	Freehold
5, Waldorf Road, Cleethorpes DN35 0QD	DN35 0QD	DN35 0	28/01/2022	232500	251465	FALSE	Bungalow	Detached	73	3184.93	3444.73	Freehold
9, Park Lane, Cleethorpes DN35 0PB	DN35 0PB	DN35 0	07/08/2024	382500	395276	FALSE	Bungalow	Detached	114	3355.26	3467.33	Freehold
76, Westbury Road, Cleethorpes DN35 0QL	DN35 0QL	DN35 0	14/10/2022	299950	299950	FALSE	Bungalow	Detached	86	3487.79	3487.79	Freehold
26, Pearson Road, Cleethorpes DN35 0DT	DN35 0DT	DN35 0	25/08/2022	265000	265260	FALSE	Bungalow	Detached	76	3486.84	3490.26	Freehold
1, Cumberland Road, Cleethorpes DN35 0NS	DN35 0NS	DN35 0	26/03/2026	262500	259702	FALSE	Bungalow	Detached	74	3547.3	3509.49	Freehold
20, Bishopthorpe Road, Cleethorpes DN35 0TA	DN35 0TA	DN35 0	21/03/2025	186000	186365	FALSE	Bungalow	Detached	53	3509.43	3516.32	Freehold
121, North Sea Lane, Cleethorpes DN35 0QY	DN35 0QY	DN35 0	05/02/2024	375000	395124	FALSE	House	Detached	112	3348.21	3527.89	Freehold
25, Bishopthorpe Road, Cleethorpes DN35 0TA	DN35 0TA	DN35 0	12/08/2024	175000	180845	FALSE	Bungalow	Detached	51	3431.37	3545.98	Freehold
58, Seaford Road, Cleethorpes DN35 0ND	DN35 0ND	DN35 0	22/07/2022	285000	287535	FALSE	Bungalow	Detached	81	3518.52	3549.81	Freehold
27, Gayton Road, Cleethorpes DN35 0HN	DN35 0HN	DN35 0	07/08/2025	317000	334356	FALSE	Bungalow	Detached	94	3372.34	3556.98	Freehold
9, Kings Mews, Cleethorpes DN35 0PG	DN35 0PG	DN35 0	06/03/2024	120000	128378	FALSE	Bungalow	Terraced	36	3333.33	3566.06	Freehold
79, Seaford Road, Cleethorpes DN35 0NE	DN35 0NE	DN35 0	25/03/2022	250000	267838	FALSE	Bungalow	Detached	75	3333.33	3571.17	Freehold
44, Cattistock Road, Cleethorpes DN35 0RZ	DN35 0RZ	DN35 0	18/09/2025	289000	303569	FALSE	Bungalow	Detached	84	3440.48	3613.92	Freehold
55, Kingsway, Cleethorpes DN35 0AD	DN35 0AD	DN35 0	04/09/2023	400000	413903	FALSE	House	Terraced	114	3508.77	3630.73	Freehold
32, Seaford Road, Cleethorpes DN35 0ND	DN35 0ND	DN35 0	07/07/2023	240000	248016	FALSE	Bungalow	Detached	68	3529.41	3647.29	Freehold
5, Rymer Place, Cleethorpes DN35 0EW	DN35 0EW	DN35 0	21/03/2025	335000	335658	FALSE	Bungalow	Detached	92	3641.3	3648.46	Freehold
2, Weyford Road, Cleethorpes DN35 0QA	DN35 0QA	DN35 0	07/08/2025	265000	279509	FALSE	Bungalow	Detached	76	3486.84	3677.75	Freehold
Flat 2, Maritime Court, Taylors Avenue, Cleethorpes DN	DN35 0AP	DN35 0	27/06/2024	245000	239314	FALSE	House	Flat	65	3769.23	3681.75	Leasehold
17, Minshull Road, Cleethorpes DN35 0DX	DN35 0DX	DN35 0	04/03/2022	240000	262208	FALSE	Bungalow	Semi_Detach	71	3380.28	3693.07	Freehold
32, Westbury Road, Cleethorpes DN35 0QE	DN35 0QE	DN35 0	31/07/2023	301000	311054	FALSE	Bungalow	Detached	84	3583.33	3703.02	Freehold
4, Hayling Mere, Cleethorpes DN35 0PF	DN35 0PF	DN35 0	22/08/2022	330000	330324	FALSE	Bungalow	Detached	89	3707.87	3711.51	Freehold
6, Billinghay Court, Cleethorpes DN35 0JU	DN35 0JU	DN35 0	23/02/2026	250000	245669	FALSE	Bungalow	Detached	66	3787.88	3722.26	Freehold
29, Aldrich Road, Cleethorpes DN35 0DP	DN35 0DP	DN35 0	31/07/2023	299950	309969	FALSE	Bungalow	Detached	83	3613.86	3734.57	Freehold
33, Cromwell Road, Cleethorpes DN35 0AL	DN35 0AL	DN35 0	15/07/2025	362500	386742	FALSE	House	Detached	103	3519.42	3754.78	Freehold
4, Winter Gardens Close, Cleethorpes DN35 0AT	DN35 0AT	DN35 0	08/12/2025	272500	271718	FALSE	Maisonette	Terraced	72	3784.72	3773.86	Leasehold
Flat 9, Maritime Court, Taylors Avenue, Cleethorpes DN	DN35 0AP	DN35 0	12/05/2022	179000	177533	FALSE	House	Flat	47	3808.51	3777.3	Leasehold
22, Westbury Road, Cleethorpes DN35 0QE	DN35 0QE	DN35 0	23/02/2024	305000	321367	FALSE	Bungalow	Detached	85	3588.24	3780.79	Freehold
39, Fillingham Crescent, Cleethorpes DN35 0JF	DN35 0JF	DN35 0	16/06/2023	215000	223385	FALSE	Bungalow	Semi_Detach	59	3644.07	3786.19	Freehold
2, Marigold Walk, Cleethorpes DN35 0SZ	DN35 0SZ	DN35 0	10/10/2025	140000	144008	FALSE	Bungalow	Terraced	38	3684.21	3789.68	Freehold
Flat 32, Maritime Court, Taylors Avenue, Cleethorpes DN	DN35 0AP	DN35 0	30/01/2026	210000	205126	FALSE	House	Flat	54	3888.89	3798.63	Leasehold
34, Bishopthorpe Road, Cleethorpes DN35 0TA	DN35 0TA	DN35 0	01/08/2023	195000	197908	FALSE	Bungalow	Detached	52	3750	3805.92	Freehold
85, Chichester Road, Cleethorpes DN35 0JA	DN35 0JA	DN35 0	01/07/2025	329950	355252	FALSE	House	Semi_Detach	93	3547.85	3819.91	Freehold
Flat 4, Maritime Court, Taylors Avenue, Cleethorpes DN	DN35 0AP	DN35 0	14/06/2024	270000	263734	FALSE	House	Flat	69	3913.04	3822.23	Leasehold
104, Westbury Road, Cleethorpes DN35 0QB	DN35 0QB	DN35 0	23/08/2024	260000	268684	FALSE	Bungalow	Detached	70	3714.29	3838.34	Freehold
17, Winter Gardens Close, Cleethorpes DN35 0AT	DN35 0AT	DN35 0	09/11/2023	268000	281792	FALSE	House	Terraced	73	3671.23	3860.16	Freehold
11, Loveden Court, Cleethorpes DN35 0JH	DN35 0JH	DN35 0	11/07/2022	330000	332935	FALSE	Bungalow	Detached	86	3837.21	3871.34	Freehold
5, Pytchley Walk, Cleethorpes DN35 0RS	DN35 0RS	DN35 0	05/06/2023	328000	334553	FALSE	Bungalow	Detached	86	3813.95	3890.15	Freehold
1, Wesley Crescent, Cleethorpes DN35 0JS	DN35 0JS	DN35 0	05/08/2022	249000	249244	FALSE	Bungalow	Detached	64	3890.63	3894.44	Freehold
6, Kings Mews, Cleethorpes DN35 0PG	DN35 0PG	DN35 0	07/08/2025	130000	137663	FALSE	House	Terraced	35	3714.29	3933.23	Freehold
7, Carlton Close, Cleethorpes DN35 0NP	DN35 0NP	DN35 0	13/05/2022	280000	296249	FALSE	Bungalow	Detached	74	3783.78	4003.36	Freehold
28, Belvoir Road, Cleethorpes DN35 0SE	DN35 0SE	DN35 0	28/01/2022	330000	356917	FALSE	House	Detached	87	3793.1	4102.49	Freehold
205, Humberston Road, Cleethorpes DN35 0PH	DN35 0PH	DN35 0	22/01/2022	260000	287996	FALSE	Bungalow	Semi_Detach	70	3714.29	4114.23	Freehold
5, Russell Court, Cleethorpes DN35 0NT	DN35 0NT	DN35 0	24/06/2022	255000	265127	FALSE	Bungalow	Detached	64	3984.38	4142.61	Freehold
11, Fernie Place, Cleethorpes DN35 0RT	DN35 0RT	DN35 0	24/01/2024	315000	328850	FALSE	Bungalow	Detached	79	3987.34	4162.66	Freehold
27, Hardys Road, Cleethorpes DN35 0DL	DN35 0DL	DN35 0	01/08/2025	385000	408179	FALSE	House	Semi_Detach	97	3969.07	4208.03	Freehold
Flat 26, Maritime Court, Taylors Avenue, Cleethorpes DN	DN35 0AP	DN35 0	09/10/2025	200000	201667	FALSE	House	Flat	47	4255.32	4290.79	Leasehold
53, Kingsway, Cleethorpes DN35 0AD	DN35 0AD	DN35 0	31/03/2023	350000	380147	FALSE	House	Other	88	3977.27	4319.85	Freehold
2, Hilton Court, Cleethorpes DN35 0NF	DN35 0NF	DN35 0	22/08/2025	349000	368108	FALSE	Bungalow	Detached	84	4154.76	4382.24	Freehold
209, North Sea Lane, Cleethorpes DN35 0PR	DN35 0PR	DN35 0	20/01/2023	280000	285880	FALSE	Bungalow	Detached	64	4375	4466.88	Freehold
1, Hardys Road, Cleethorpes DN35 0DJ	DN35 0DJ	DN35 0	01/12/2022	450000	450441	FALSE	House	Detached	98	4591.84	4596.34	Freehold
5, Eastshore, Bradford Avenue, Cleethorpes DN35 0BB	DN35 0BB	DN35 0	03/03/2022	423769	423769	FALSE	House	Flat	90	4708.54	4708.54	Leasehold
1, Lambourn Court, Cleethorpes DN35 0UH	DN35 0UH	DN35 0	24/01/2023	290000	296090	FALSE	Bungalow	Detached	62	4677.42	4775.65	Freehold
		DN35 0 Average							97.613029	2737.34477	2826.40811	
22, May Street, Cleethorpes DN35 7HH	DN35 7HH	DN35 7	22/09/2025	60000	63215	FALSE	House	Terraced	34	1764.71	1859.26	Freehold
46, Bramhall Street, Cleethorpes DN35 7QY	DN35 7QY	DN35 7	23/06/2023	139950	145408	FALSE	House	Semi_Detach	78	1794.23	1864.21	Freehold
134, Campden Crescent, Cleethorpes DN35 7UQ	DN35 7UQ	DN35 7	01/10/2024	135000	139831	FALSE	House	Terraced	75	1800	1864.41	Freehold
308, Brereton Avenue, Cleethorpes DN35 7UE	DN35 7UE	DN35 7	18/06/2024	200000	209899	FALSE	House	Semi_Detach	112	1785.71	1874.1	Freehold
336, Brereton Avenue, Cleethorpes DN35 7UA	DN35 7UA	DN35 7	05/07/2024	140000	146191	FALSE	House	Semi_Detach	78	1794.87	1874.24	Freehold
109, Campden Crescent, Cleethorpes DN35 7UG	DN35 7UG	DN35 7	29/09/2022	153000	154038	FALSE	House	Semi_Detach	82	1865.85	1878.51	Freehold
19, Reynolds Street, Cleethorpes DN35 7TP	DN35 7TP	DN35 7	08/07/2022	162000	165504	FALSE	House	Semi_Detach	88	1840.91	1880.73	Freehold
40, Tennyson Road, Cleethorpes DN35 7LF	DN35 7LF	DN35 7	07/01/2022	155000	171690	FALSE	House	Semi_Detach	91	1703.3	1886.7	Freehold
39, Dugard Road, Cleethorpes DN35 7SD	DN35 7SD	DN35 7	22/04/2025	180000	181221	FALSE	House	Semi_Detach	96	1875	1887.72	Freehold
2, Young Place, Cleethorpes DN35 7SL	DN35 7SL	DN35 7	24/02/2023	120000	128669	FALSE	House	Semi_Detach	68	1764.71	1892.19	Freehold
357, Brereton Avenue, Cleethorpes DN35 7UP	DN35 7UP	DN35 7	27/10/2023	175000	179847	FALSE	House	Semi_Detach	95	1842.11	1893.13	Freehold
27, Garnett Street, Cleethorpes DN35 7HG	DN35 7HG	DN35 7	24/07/2024	165000	172296	FALSE	House	Semi_Detach	91	1813.19	1893.36	Freehold
19, Dugard Road, Cleethorpes DN35 7SD	DN35 7SD	DN35 7	18/08/2023	158000	162859	FALSE	House	Semi_Detach	86	1837.21	1893.71	Freehold
4, Mathews Street, Cleethorpes DN35 7HP	DN35 7HP	DN35 7	25/11/2022	207500	210334	FALSE	House	Semi_Detach	111	1869.37	1894.9	Freehold
93, Carr Lane, Cleethorpes DN35 7SA	DN35 7SA	DN35 7	28/04/2023	147000	157457	FALSE	House	Semi_Detach	83	1771.08	1897.07	Freehold
86, Campden Crescent, Cleethorpes DN35 7UH	DN35 7UH	DN35 7	18/11/2022	161000	163193	FALSE	House	Terraced	86	1872.09	1897.59	Freehold
270, Grimsby Road, Cleethorpes DN35 7ET	DN35 7ET	DN35 7	08/08/2022	195000	197471	FALSE	House	Semi_Detach	104	1875	1898.76	Freehold
58, Lestrange Street, Cleethorpes DN35 7HL	DN35 7HL	DN35 7	17/06/2022	169950	178767	FALSE	House	Other	94	1807.98	1901.78	Freehold
18, Queen Mary Avenue, Cleethorpes DN35 7SN	DN35 7SN	DN35 7	19/09/2025	197000	208011	FALSE	House	Semi_Detach	109	1807.34	1908.36	Freehold
137, Queen Mary Avenue, Cleethorpes DN35 7TD	DN35 7TD	DN35 7	27/03/2026	185000	183411	FALSE	House	Semi_Detach	96	1927.08	1910.53	Freehold
13, Queen Mary Avenue, Cleethorpes DN35 7SP	DN35 7SP	DN35 7	19/06/2023	160500	166760	FALSE	House	Semi_Detach	87	1844.83	1916.78	Freehold
5, Colson Place, Cleethorpes DN35 7SR	DN35 7SR	DN35 7	05/05/2023	145000	153416	FALSE	House	Semi_Detach	80	1812.5	1917.7	Freehold
56, Grimsby Road, Cleethorpes DN35 7AB	DN35 7AB	DN35 7	21/11/2022	127000	128735	FALSE	House	Semi_Detach	67	1895.52	1921.42	Freehold
9, Mathews Street, Cleethorpes DN35 7HP	DN35 7HP	DN35 7	14/10/2025	140000	144163	FALSE	House	Semi_Detach	75	1866.67	1922.17	Freehold
37, Robson Road, Cleethorpes DN35 7UF	DN35 7UF	DN35 7	25/10/2024	195000	202201	FALSE	House	Semi_Detach	105	1857.14	1925.72	Freehold
6, Robson Road, Cleethorpes DN35 7UZ	DN35 7UZ	DN35 7	19/01/2026	196000	194688	FALSE	House	Semi_Detach	101	1940.59	1927.6	Freehold
2d, Reynolds Street, Cleethorpes DN35 7TR	DN35 7TR	DN35 7	28/03/2025	176000	177366	FALSE	House	Semi_Detach	92	1913.04	1927.89	Freehold
84, Campden Crescent, Cleethorpes DN35 7UH	DN35 7UH	DN35 7	04/07/2025	172000	185190	FALSE	House	Semi_Detach	96	1791.67	1929.06	Freehold
8, Queen Mary Avenue, Cleethorpes DN35 7SN	DN35 7SN	DN35 7	13/03/2025	180000	181397	FALSE	House	Semi_Detach	94	1914.89	1929.76	Freehold
7, Murfin Court, Cleethorpes DN35 7AA	DN35 7AA	DN35 7	29/11/2024	150000	155214	FALSE	House	Terraced	80	1875	1940.17	Freehold
28a, Campden Crescent, Cleethorpes DN35 7UL	DN35 7UL	DN35 7	29/11/2024	195000	201778	FALSE	Bungalow	Terraced	104	1875	1940.17	Freehold
252, Grimsby Road, Cleethorpes DN35 7ET	DN35 7ET	DN35 7	01/03/2024	194000	205680	FALSE	House	Semi_Detach	106	1830.19	1940.38	Freehold
69, Queen Mary Avenue, Cleethorpes DN35 7TD	DN35 7TD	DN35 7	29/08/2024	182000	188532	FALSE	House	Semi_Detach	97	1876.29	1943.63	Freehold
17, Carr Lane, Cleethorpes DN35 7RZ	DN35 7RZ	DN35 7	29/07/2025	190000	204570	FALSE	House	Semi_Detach	105	1809.52	1948.29	Freehold
18, Craven Road, Cleethorpes DN35 7SQ	DN35 7SQ	DN35 7	12/12/2024	175000	177737	FALSE	House	Semi_Detach	91	1923.08	1953.15	Freehold
2, Bramble Way, Cleethorpes DN35 7AL	DN35 7AL	DN35 7	09/08/2024	450000	465030	FALSE	House	Detached	237	1898.73	1962.15	Freehold
Flat 7, Chapman Woods Court, Pelham Road, Cleethorp	DN35 7JU	DN35 7	15/08/2022	275000	257447	FALSE	House	Flat	131	2099.24	1965.24	Leasehold
14, Butler Place, Cleethorpes DN35 7SG	DN35 7SG	DN35 7	12/01/2023	195000	202605	FALSE	House	Semi_Detach	103	1893.2	1967.04	Freehold
1, Blundell Avenue, Cleethorpes DN35 7PU	DN35 7PU	DN35 7	31/03/2025	110000	110320	FALSE	House	Other	56	1964.29	1970	Freehold
Top Flat, 172, Brereton Avenue, Cleethorpes DN35 7RA	DN35 7RA	DN35 7	03/03/2025	110000	110320	FALSE	House	Other	56	1964.29	1970	Freehold
33, Dugard Road, Cleethorpes DN35 7SD	DN35 7SD	DN35 7	04/02/2022	140000	154416	FALSE	House	Semi_Detach	78	1794.87	1979.69	Freehold
105, Campden Crescent, Cleethorpes DN35 7UG	DN35 7UG	DN35 7	13/05/2024	190000	200010	FALSE	House	Semi_Detach	100	1900	2000.1	Freehold
99, Campden Crescent, Cleethorpes DN35 7UG	DN35 7UG	DN35 7	23/03/2022	165000	180268	FALSE	House	Semi_Detach	90	1833.33	2002.98	Freehold
69, Campden Crescent, Cleethorpes DN35 7UG	DN35 7UG	DN35 7	06/06/2022	155000	164303	FALSE	House	Terraced	82	1890.24	2003.7	Freehold
111, Campden Crescent, Cleethorpes DN35 7UG	DN35 7UG	DN35 7	04/03/2025	185000	186435	FALSE	House	Semi_Detach	93	1989.25	2004.68	Freehold
63, Dugard Road, Cleethorpes DN35 7SD	DN35 7SD	DN35 7	03/06/2025	162000	170535	FALSE	House	Semi_Detach	85	1905.88	2006.29	Leasehold
71, Dugard Road, Cleethorpes DN35 7SD	DN35 7SD	DN35 7	28/01/2022	163500	181105	FALSE	House	Semi_Detach	90	1816.67	2012.28	Freehold
3, Stanhope Place, Cleethorpes DN35 7TA	DN35 7TA	DN35 7	14/10/2024	167000	173167	FALSE	House	Semi_Detach	86	1941.86	2013.57	Freehold
33, Reynolds Street, Cleethorpes DN35 7TP	DN35 7TP	DN35 7	04/09/2024	174000	181148	FALSE	House	Semi_Detach	89	1955.06	2035.37	Freehold
129, Queen Mary Avenue, Cleethorpes DN35 7TD	DN35 7TD	DN35 7	27/11/2023	170000	177339	FALSE	House	Semi_Detach	87	1954.02	2038.38	Freehold
286, Brereton Avenue, Cleethorpes DN35 7UP	DN35 7UP	DN35 7	06/06/2025	190000	200010	FALSE	House	Semi_Detach	98	1938.78	2040.92	Freehold
375, Brereton Avenue, Cleethorpes DN35 7UU	DN35 7UU	DN35 7	14/01/2025	175000	177737	FALSE	House	Semi_Detach	87	2011.49	2042.95	Freehold
77, Oliver Street, Cleethorpes DN35 7QQ	DN35 7QQ	DN35 7	30/03/2026	165000	163583	FALSE	House	Semi_Detach	80	2062.5	2044.79	Freehold
4, Dugard Road, Cleethorpes DN35 7SH	DN35 7SH	DN35 7	22/07/2022	175000	178786	FALSE	House	Semi_Detach	87	2011.49	2055.01	Freehold
96, Queen Mary Avenue, Cleethorpes DN35 7SZ	DN35 7SZ	DN35 7	05/11/2025	189950	191983	FALSE	House	Semi_Detach	93	2042.47	2064.33	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
53, Dugard Road, Cleethorpes DN35 7SD	DN35 7SD	DN35 7	16/12/2025	180000	179827	FALSE	House	Semi_Detach	87	2068.97	2066.98	Freehold
Flat 2, Imperial Court, 157, Grimsby Road, Cleethorpes I	DN35 7DG	DN35 7	10/12/2025	78000	76576	FALSE	House	Flat	37	2108.11	2069.62	Leasehold
47, Dugard Road, Cleethorpes DN35 7SD	DN35 7SD	DN35 7	31/05/2022	160000	172448	FALSE	House	Semi_Detach	83	1927.71	2077.69	Freehold
16, Campden Crescent, Cleethorpes DN35 7UL	DN35 7UL	DN35 7	19/01/2024	155000	164211	FALSE	House	Other	79	1962.03	2078.62	Freehold
42, Bramhall Street, Cleethorpes DN35 7QY	DN35 7QY	DN35 7	15/11/2024	175000	180920	FALSE	House	Semi_Detach	87	2011.49	2079.54	Freehold
18, Reynolds Street, Cleethorpes DN35 7TU	DN35 7TU	DN35 7	05/04/2022	165000	181030	FALSE	House	Semi_Detach	87	1896.55	2080.8	Freehold
138, Campden Crescent, Cleethorpes DN35 7UQ	DN35 7UQ	DN35 7	05/10/2022	170000	172828	FALSE	House	Semi_Detach	83	2048.19	2082.27	Freehold
8, Reynolds Street, Cleethorpes DN35 7TT	DN35 7TT	DN35 7	20/01/2023	180500	187540	FALSE	House	Semi_Detach	90	2005.56	2083.78	Freehold
79, Queen Mary Avenue, Cleethorpes DN35 7TD	DN35 7TD	DN35 7	13/05/2022	188000	202627	FALSE	House	Semi_Detach	97	1938.14	2088.94	Freehold
18, Tennyson Road, Cleethorpes DN35 7LF	DN35 7LF	DN35 7	19/10/2023	157000	161348	FALSE	House	Semi_Detach	77	2038.96	2095.43	Freehold
2, Tennyson Road, Cleethorpes DN35 7LF	DN35 7LF	DN35 7	01/04/2022	165000	181030	FALSE	House	Semi_Detach	86	1918.6	2105	Freehold
95, Campden Crescent, Cleethorpes DN35 7UG	DN35 7UG	DN35 7	31/07/2024	158000	164358	FALSE	House	Other	78	2025.64	2107.15	Freehold
20, Simons Place, Cleethorpes DN35 7UT	DN35 7UT	DN35 7	01/04/2022	134770	147863	FALSE	House	Semi_Detach	70	1925.29	2112.33	Freehold
98, Campden Crescent, Cleethorpes DN35 7UQ	DN35 7UQ	DN35 7	07/10/2024	189950	196964	FALSE	House	Semi_Detach	93	2042.47	2117.89	Freehold
22, Campden Crescent, Cleethorpes DN35 7UL	DN35 7UL	DN35 7	11/07/2025	170000	183185	FALSE	House	Terraced	86	1976.74	2130.06	Freehold
1, Parris Place, Cleethorpes DN35 7XA	DN35 7XA	DN35 7	04/08/2023	180000	185536	FALSE	House	Semi_Detach	87	2068.97	2132.6	Freehold
112, Elliston Street, Cleethorpes DN35 7HN	DN35 7HN	DN35 7	24/05/2024	136000	143165	FALSE	House	Semi_Detach	67	2029.85	2136.79	Freehold
59, Suggitts Lane, Cleethorpes DN35 7JG	DN35 7JG	DN35 7	12/04/2024	167500	177766	FALSE	House	Semi_Detach	83	2018.07	2141.76	Leasehold
16, Butler Place, Cleethorpes DN35 7SG	DN35 7SG	DN35 7	28/03/2025	185000	186435	FALSE	House	Semi_Detach	87	2126.44	2142.93	Freehold
268, Grimsby Road, Cleethorpes DN35 7ET	DN35 7ET	DN35 7	16/02/2024	205000	218681	FALSE	House	Semi_Detach	102	2009.8	2143.93	Freehold
68, Campden Crescent, Cleethorpes DN35 7UH	DN35 7UH	DN35 7	08/08/2025	172000	182355	FALSE	House	Semi_Detach	85	2023.53	2145.35	Freehold
72, Suggitts Lane, Cleethorpes DN35 7JJ	DN35 7JJ	DN35 7	23/05/2022	99000	107456	FALSE	House	Terraced	50	1980	2149.12	Freehold
10, Twyning Place, Cleethorpes DN35 7EU	DN35 7EU	DN35 7	30/01/2024	235000	249402	FALSE	House	Semi_Detach	116	2025.86	2150.02	Freehold
22, Robson Road, Cleethorpes DN35 7UX	DN35 7UX	DN35 7	24/03/2026	213000	211171	FALSE	House	Semi_Detach	98	2173.47	2154.81	Freehold
38, Campden Crescent, Cleethorpes DN35 7UL	DN35 7UL	DN35 7	29/10/2025	149000	153430	FALSE	House	Semi_Detach	71	2098.59	2160.99	Freehold
73, Elliston Street, Cleethorpes DN35 7HW	DN35 7HW	DN35 7	01/04/2022	169995	186510	FALSE	House	Semi_Detach	86	1976.69	2168.72	Freehold
29, Tennyson Road, Cleethorpes DN35 7LE	DN35 7LE	DN35 7	04/11/2022	180000	182459	FALSE	House	Semi_Detach	84	2142.86	2172.13	Freehold
23, Robson Road, Cleethorpes DN35 7UY	DN35 7UY	DN35 7	03/11/2023	177000	184642	FALSE	House	Semi_Detach	85	2082.35	2172.26	Freehold
18, Simons Place, Cleethorpes DN35 7UT	DN35 7UT	DN35 7	09/06/2023	170000	176630	FALSE	House	Semi_Detach	81	2098.77	2180.62	Freehold
35, Campden Crescent, Cleethorpes DN35 7UJ	DN35 7UJ	DN35 7	08/07/2024	188000	196314	FALSE	House	Semi_Detach	90	2088.89	2181.27	Freehold
34, Barnett Place, Cleethorpes DN35 7SU	DN35 7SU	DN35 7	03/09/2024	255000	264320	FALSE	House	Detached	121	2107.44	2184.46	Freehold
9, Stanhope Place, Cleethorpes DN35 7TA	DN35 7TA	DN35 7	03/02/2023	196000	210159	FALSE	House	Semi_Detach	96	2041.67	2189.16	Freehold
55, Dugard Road, Cleethorpes DN35 7SD	DN35 7SD	DN35 7	11/01/2022	179995	199376	FALSE	House	Semi_Detach	91	1977.97	2190.95	Freehold
20, Barnett Place, Cleethorpes DN35 7SU	DN35 7SU	DN35 7	23/06/2022	225000	233936	FALSE	House	Detached	106	2122.64	2206.94	Freehold
117, Queen Mary Avenue, Cleethorpes DN35 7TD	DN35 7TD	DN35 7	11/10/2024	175000	181462	FALSE	House	Semi_Detach	82	2134.15	2212.95	Freehold
47, Elliston Street, Cleethorpes DN35 7HR	DN35 7HR	DN35 7	17/11/2023	163800	170872	FALSE	House	Semi_Detach	77	2127.27	2219.12	Freehold
2, Frankland Place, Cleethorpes DN35 7UW	DN35 7UW	DN35 7	25/03/2022	160000	174805	FALSE	House	Semi_Detach	78	2051.28	2241.09	Freehold
39, Lestrange Street, Cleethorpes DN35 7HF	DN35 7HF	DN35 7	11/10/2024	162500	168500	FALSE	House	Semi_Detach	75	2166.67	2246.67	Freehold
9, Fisher Place, Cleethorpes DN35 7UD	DN35 7UD	DN35 7	23/02/2024	145000	155602	FALSE	House	Terraced	69	2101.45	2255.1	Freehold
27, Robson Road, Cleethorpes DN35 7UY	DN35 7UY	DN35 7	28/05/2024	210000	221064	FALSE	House	Semi_Detach	98	2142.86	2255.76	Freehold
22, Barnett Place, Cleethorpes DN35 7SU	DN35 7SU	DN35 7	12/03/2025	235000	235461	FALSE	House	Detached	104	2259.62	2264.05	Freehold
18, Davie Place, Cleethorpes DN35 7SF	DN35 7SF	DN35 7	14/08/2025	157000	166452	FALSE	House	Semi_Detach	73	2150.68	2280.16	Freehold
20, Campden Crescent, Cleethorpes DN35 7UL	DN35 7UL	DN35 7	29/09/2025	165000	173842	FALSE	House	Terraced	76	2171.05	2287.39	Freehold
6, Tennyson Road, Cleethorpes DN35 7LF	DN35 7LF	DN35 7	08/08/2025	190000	201439	FALSE	House	Semi_Detach	88	2159.09	2289.08	Freehold
8, Fisher Place, Cleethorpes DN35 7UD	DN35 7UD	DN35 7	28/05/2025	148000	151949	FALSE	House	Semi_Detach	66	2242.42	2302.26	Freehold
328, Grimsby Road, Cleethorpes DN35 7LH	DN35 7LH	DN35 7	14/01/2022	185000	204920	FALSE	House	Semi_Detach	89	2078.65	2302.47	Freehold
9, Barnett Place, Cleethorpes DN35 7SU	DN35 7SU	DN35 7	31/10/2022	225000	225000	FALSE	House	Detached	97	2319.59	2319.59	Freehold
12, Queen Mary Avenue, Cleethorpes DN35 7SN	DN35 7SN	DN35 7	08/01/2024	210000	222870	FALSE	House	Semi_Detach	96	2187.5	2321.56	Freehold
73, Lestrange Street, Cleethorpes DN35 7HJ	DN35 7HJ	DN35 7	31/10/2024	162000	167982	FALSE	House	Semi_Detach	72	2250	2333.08	Freehold
13, Suggitts Orchard, Cleethorpes DN35 7LN	DN35 7LN	DN35 7	03/12/2024	140000	142600	FALSE	House	Terraced	61	2295.08	2337.7	Freehold
17, Robson Road, Cleethorpes DN35 7UY	DN35 7UY	DN35 7	17/11/2023	190000	198203	FALSE	House	Semi_Detach	84	2261.9	2359.56	Freehold
5, Stanhope Place, Cleethorpes DN35 7TA	DN35 7TA	DN35 7	07/08/2025	230000	243847	FALSE	House	Semi_Detach	103	2233.01	2367.45	Freehold
18, Pendreth Place, Cleethorpes DN35 7UR	DN35 7UR	DN35 7	16/12/2024	142000	144637	FALSE	House	Terraced	61	2327.87	2371.1	Freehold
29, Barnett Place, Cleethorpes DN35 7SU	DN35 7SU	DN35 7	07/10/2024	215000	221285	FALSE	House	Detached	93	2311.83	2379.41	Freehold
49, Dugard Road, Cleethorpes DN35 7SD	DN35 7SD	DN35 7	20/12/2024	195000	198050	FALSE	House	Semi_Detach	83	2349.4	2386.14	Freehold
3, Young Place, Cleethorpes DN35 7SL	DN35 7SL	DN35 7	10/06/2024	152000	159523	FALSE	House	Semi_Detach	66	2303.03	2417.02	Freehold
Flat 6, Imperial Court, 157, Grimsby Road, Cleethorpes I	DN35 7DG	DN35 7	28/05/2024	70000	68514	FALSE	House	Flat	28	2500	2446.93	Leasehold
2c, Clerke Street, Cleethorpes DN35 7ND	DN35 7ND	DN35 7	06/06/2023	70000	73677	FALSE	Bungalow	Terraced	30	2333.33	2455.9	Freehold
78, Queen Mary Avenue, Cleethorpes DN35 7SX	DN35 7SX	DN35 7	28/01/2022	220000	243689	FALSE	House	Semi_Detach	99	2222.22	2461.51	Freehold
12, Campden Crescent, Cleethorpes DN35 7UL	DN35 7UL	DN35 7	24/02/2026	195000	192043	FALSE	House	Semi_Detach	78	2500	2462.09	Freehold
13, Simons Place, Cleethorpes DN35 7UT	DN35 7UT	DN35 7	26/03/2024	194000	205680	FALSE	House	Semi_Detach	83	2337.35	2478.07	Freehold
24, Parris Place, Cleethorpes DN35 7XA	DN35 7XA	DN35 7	08/11/2024	209950	217053	FALSE	House	Semi_Detach	87	2413.22	2494.86	Freehold
51, Elliston Street, Cleethorpes DN35 7HR	DN35 7HR	DN35 7	19/09/2025	190000	200620	FALSE	House	Semi_Detach	79	2405.06	2539.49	Freehold
11, Robson Road, Cleethorpes DN35 7UY	DN35 7UY	DN35 7	28/11/2024	260000	266794	FALSE	House	Detached	105	2476.19	2540.9	Freehold
9, Campden Crescent, Cleethorpes DN35 7UJ	DN35 7UJ	DN35 7	12/10/2022	200000	203327	FALSE	House	Semi_Detach	80	2500	2541.59	Freehold
326, Grimsby Road, Cleethorpes DN35 7LH	DN35 7LH	DN35 7	19/02/2026	215000	211739	FALSE	House	Semi_Detach	83	2590.36	2551.07	Freehold
16, Barnett Place, Cleethorpes DN35 7SU	DN35 7SU	DN35 7	19/03/2026	240000	237442	FALSE	House	Detached	93	2580.65	2553.14	Freehold
90, Campden Crescent, Cleethorpes DN35 7UH	DN35 7UH	DN35 7	11/08/2023	192000	197905	FALSE	House	Semi_Detach	74	2594.59	2674.39	Freehold
15, Barnett Place, Cleethorpes DN35 7SU	DN35 7SU	DN35 7	30/03/2022	249900	267731	FALSE	House	Detached	100	2499	2677.31	Freehold
74, Grimsby Road, Cleethorpes DN35 7DP	DN35 7DP	DN35 7	16/10/2025	140000	144008	FALSE	House	Terraced	52	2692.31	2769.38	Freehold
118, Grimsby Road, Cleethorpes DN35 7DN	DN35 7DN	DN35 7	21/02/2024	176000	188869	FALSE	House	Terraced	68	2588.24	2777.49	Freehold
32, Barnett Place, Cleethorpes DN35 7SU	DN35 7SU	DN35 7	07/01/2022	247000	267147	FALSE	House	Detached	96	2572.92	2782.78	Freehold
35, Barnett Place, Cleethorpes DN35 7SU	DN35 7SU	DN35 7	25/03/2022	227500	243733	FALSE	House	Detached	86	2645.35	2834.1	Freehold
116, Campden Crescent, Cleethorpes DN35 7UQ	DN35 7UQ	DN35 7	15/03/2024	189950	201386	FALSE	House	Semi_Detach	66	2878.03	3051.3	Freehold
8, Suggitts Orchard, Cleethorpes DN35 7LN	DN35 7LN	DN35 7	08/12/2022	150000	152935	FALSE	Bungalow	Terraced	50	3000	3058.7	Freehold
12, Suggitts Orchard, Cleethorpes DN35 7LN	DN35 7LN	DN35 7	31/10/2024	130000	134800	FALSE	Bungalow	Semi_Detach	41	3170.73	3287.8	Freehold
47, Grimsby Road, Cleethorpes DN35 7AQ	DN35 7AQ	DN35 7	30/05/2025	120000	121910	FALSE	House	Detached	36	3333.33	3386.39	Freehold
61, Park Street, Cleethorpes DN35 7NG	DN35 7NG	DN35 7	24/02/2023	144000	153659	FALSE	House	Other	43	3348.84	3573.47	Freehold
145, Park Street, Cleethorpes DN35 7LX	DN35 7LX	DN35 7	23/05/2022	100000	107780	FALSE	House	Semi_Detach	27	3703.7	3991.85	Freehold
32, Grimsby Road, Cleethorpes DN35 7AB	DN35 7AB	DN35 7	29/08/2025	125000	132368	FALSE	House	Terraced	31	4032.26	4269.94	Freehold
115, Grimsby Road, Cleethorpes DN35 7DD	DN35 7DD	DN35 7	07/03/2025	170000	170495	FALSE	House	Other	38	4473.68	4486.71	Freehold
		DN35 7 Average							83.7867647	2142.71618	2230.08382	
53, Trinity Road, Cleethorpes DN35 8UL	DN35 8UL	DN35 8	20/03/2024	150000	159031	FALSE	House	Semi_Detach	92	1630.43	1728.6	Freehold
2, Elm Gardens, Cleethorpes DN35 8DB	DN35 8DB	DN35 8	20/01/2023	300000	311700	FALSE	House	Semi_Detach	180	1666.67	1731.67	Freehold
19, Elm Avenue, Cleethorpes DN35 8HW	DN35 8HW	DN35 8	26/10/2022	145000	147261	FALSE	House	Terraced	85	1705.88	1732.48	Freehold
3, Thrunscoe Road, Cleethorpes DN35 8TB	DN35 8TB	DN35 8	25/05/2023	145000	156085	FALSE	House	Terraced	90	1611.11	1734.28	Freehold
63, Poplar Road, Cleethorpes DN35 8BH	DN35 8BH	DN35 8	28/11/2022	120000	121634	FALSE	House	Terraced	70	1714.29	1737.63	Freehold
33, Highgate, Cleethorpes DN35 8NS	DN35 8NS	DN35 8	18/10/2024	142600	147703	FALSE	House	Terraced	85	1677.65	1737.68	Freehold
42, Nicholson Street, Cleethorpes DN35 8RW	DN35 8RW	DN35 8	27/09/2022	112000	111237	FALSE	House	Detached	64	1750	1738.08	Freehold
Flat 23, The Point, Sea View Street, Cleethorpes DN35 8	DN35 8EU	DN35 8	25/04/2025	250000	240079	FALSE	House	Flat	138	1811.59	1739.7	Leasehold
8, Claymore Close, Cleethorpes DN35 8EN	DN35 8EN	DN35 8	26/06/2023	86000	90517	FALSE	House	Terraced	52	1653.85	1740.71	Leasehold
2, Glebe Road, Cleethorpes DN35 8DA	DN35 8DA	DN35 8	19/12/2025	180000	179483	FALSE	House	Terraced	103	1747.57	1742.55	Freehold
57, Highgate, Cleethorpes DN35 8NS	DN35 8NS	DN35 8	23/09/2025	153950	162200	FALSE	House	Terraced	93	1655.38	1744.09	Freehold
Bottom Flat, 16, Isaacs Hill, Cleethorpes DN35 8JS	DN35 8JS	DN35 8	30/08/2023	120000	116861	FALSE	House	Flat	67	1791.04	1744.19	Leasehold
38, Nicholson Street, Cleethorpes DN35 8RW	DN35 8RW	DN35 8	09/08/2024	110000	113485	FALSE	House	Terraced	65	1692.31	1745.92	Freehold
22, William Street, Cleethorpes DN35 8PP	DN35 8PP	DN35 8	19/11/2024	115000	118997	FALSE	House	Terraced	68	1691.18	1749.96	Freehold
10, Edward Street, Cleethorpes DN35 8PS	DN35 8PS	DN35 8	18/12/2023	124172	133114	FALSE	House	Terraced	76	1633.84	1751.5	Freehold
9, Maegan Way, Cleethorpes DN35 8EW	DN35 8EW	DN35 8	01/11/2022	95000	89542	FALSE	House	Flat	51	1862.75	1755.73	Leasehold
9, Hey Street, Cleethorpes DN35 8TG	DN35 8TG	DN35 8	05/06/2023	153500	161563	FALSE	House	Terraced	92	1668.48	1756.12	Freehold
55, Fairview Avenue, Cleethorpes DN35 8DH	DN35 8DH	DN35 8	06/06/2025	98000	103882	FALSE	House	Terraced	59	1661.02	1760.71	Freehold
29, Neptune Street, Cleethorpes DN35 8BE	DN35 8BE	DN35 8	17/06/2025	103000	109182	FALSE	House	Terraced	62	1661.29	1761	Freehold
42, St Hughs Avenue, Cleethorpes DN35 8EB	DN35 8EB	DN35 8	21/03/2025	157500	158722	FALSE	House	Semi_Detach	90	1750	1763.58	Freehold
65, Thrunscoe Road, Cleethorpes DN35 8TE	DN35 8TE	DN35 8	15/12/2023	160500	172059	FALSE	House	Terraced	97	1654.64	1773.8	Freehold
9, Elm Avenue, Cleethorpes DN35 8HW	DN35 8HW	DN35 8	19/09/2025	160000	168574	FALSE	House	Terraced	95	1684.21	1774.46	Freehold
7, Yarra Road, Cleethorpes DN35 8LS	DN35 8LS	DN35 8	02/02/2026	183000	179554	FALSE	House	Terraced	101	1811.88	1777.76	Freehold
41, Oxford Street, Cleethorpes DN35 8RE	DN35 8RE	DN35 8	05/06/2024	134000	140754	FALSE	House	Terraced	79	1696.2	1781.7	Freehold
5, Highwood Mews, Cleethorpes DN35 8JG	DN35 8JG	DN35 8	23/01/2026	110000	108851	FALSE	House	Terraced	61	1803.28	1784.44	Freehold
119, St Peters Avenue, Cleethorpes DN35 8HX	DN35 8HX	DN35 8	23/01/2024	135000	144722	FALSE	House	Terraced	81	1666.67	1786.69	Freehold
66, Fairview Avenue, Cleethorpes DN35 8DQ	DN35 8DQ	DN35 8	28/02/2024	110000	118043	FALSE	House	Terraced	66	1666.67	1788.53	Freehold
20, Mill Road, Cleethorpes DN35 8JA	DN35 8JA	DN35 8	19/05/2023	190000	204525	FALSE	House	Terraced	114	1666.67	1794.08	Freehold
16, Clee Road, Cleethorpes DN35 8AQ	DN35 8AQ	DN35 8	12/04/2024	190000	201645	FALSE	House	Semi_Detach	112	1696.43	1800.4	Freehold
19, Humber Street, Cleethorpes DN35 8NN	DN35 8NN	DN35 8	12/04/2024	120000	128115	FALSE	House	Terraced	71	1690.14	1804.44	Freehold
12b, Elm Road, Cleethorpes DN35 8HN	DN35 8HN	DN35 8	25/11/2025	195000	197272	FALSE	House	Terraced	109	1788.99	1809.83	Freehold
120, Highgate, Cleethorpes DN35 8NU	DN35 8NU	DN35 8	31/10/2022	162500	165203	FALSE	House	Semi_Detach	91	1785.71	1815.42	Freehold
40, Highgate, Cleethorpes DN35 8NT	DN35 8NT	DN35 8	07/10/2022	123500	125554	FALSE	House	Semi_Detach	69	1789.86	1819.62	Freehold
Ground Floor Flat, 34, Kingsway, Cleethorpes DN35 8QI	DN35 8QL	DN35 8	14/10/2022	133000	125604	FALSE	House	Flat	69	1927.54	1820.35	Leasehold
121, Trinity Road, Cleethorpes DN35 8UN	DN35 8UN	DN35 8	13/09/2024	191000	198847	FALSE	House	Semi_Detach	109	1752.29	1824.28	Freehold
108, Fairview Avenue, Cleethorpes DN35 8DQ	DN35 8DQ	DN35 8	19/12/2024	95000	96764	FALSE	House	Terraced	53	1792.45	1825.74	Freehold
49, Whites Road, Cleethorpes DN35 8RL	DN35 8RL	DN35 8	10/01/2025	123950	126376	FALSE	House	Terraced	69	1796.38	1831.54	Freehold
44, Fairview Avenue, Cleethorpes DN35 8DQ	DN35 8DQ	DN35 8	26/03/2025	95000	95274	FALSE	House	Terraced	52	1826.92	1832.19	Freehold
68, Poplar Road, Cleethorpes DN35 8BQ	DN35 8BQ	DN35 8	09/08/2024	157500	163153	FALSE	House	Semi_Detach	89	1769.66	1833.18	Freehold
28, Hey Street, Cleethorpes DN35 8TG	DN35 8TG	DN35 8	29/02/2024	147000	157749	FALSE	House	Terraced	86	1709.3	1834.29	Leasehold
Flat 11, St Josephs Court, 22 - 28, Princes Road, Cleeth	DN35 8AW	DN35 8	05/09/2024	140000	137864	FALSE	House	Flat	75	1866.67	1838.19	Leasehold
52, Highgate, Cleethorpes DN35 8NT	DN35 8NT	DN35 8	06/09/2023	125000	128717	FALSE	House	Semi_Detach	70	1785.71	1838.81	Freehold
52, William Street, Cleethorpes DN35 8PW	DN35 8PW	DN35 8	22/08/2022	120000	121398	FALSE	House	Terraced	66	1818.18	1839.36	Leasehold
8, Bark Street, Cleethorpes DN35 8RD	DN35 8RD	DN35 8	26/06/2023	112000	117883	FALSE	House	Terraced	64	1750	1841.92	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
64, Mill Road, Cleethorpes DN35 8JD	DN35 8JD	DN35 8	14/03/2024	186000	198986	FALSE	House	Terraced	108	1722.22	1842.46	Freehold
67, George Street, Cleethorpes DN35 8PX	DN35 8PX	DN35 8	31/01/2024	105000	112562	FALSE	House	Terraced	61	1721.31	1845.28	Freehold
57, Edward Street, Cleethorpes DN35 8PS	DN35 8PS	DN35 8	19/05/2023	120000	129174	FALSE	House	Terraced	70	1714.29	1845.34	Freehold
44, Bursar Street, Cleethorpes DN35 8DR	DN35 8DR	DN35 8	02/04/2025	125000	125724	FALSE	House	Terraced	68	1838.24	1848.88	Freehold
73, Whites Road, Cleethorpes DN35 8RL	DN35 8RL	DN35 8	01/11/2024	152000	157283	FALSE	House	Terraced	85	1788.24	1850.39	Freehold
50, Fairview Avenue, Cleethorpes DN35 8DQ	DN35 8DQ	DN35 8	25/11/2024	93100	96336	FALSE	House	Terraced	52	1790.38	1852.62	Freehold
41, Woodsley Avenue, Cleethorpes DN35 8TU	DN35 8TU	DN35 8	03/01/2025	135000	137111	FALSE	House	Semi_Detach	74	1824.32	1852.85	Freehold
58, Trinity Road, Cleethorpes DN35 8UP	DN35 8UP	DN35 8	28/03/2023	150000	163365	FALSE	House	Semi_Detach	88	1704.55	1856.42	Freehold
10, Knoll Street, Cleethorpes DN35 8LL	DN35 8LL	DN35 8	28/09/2023	240000	248342	FALSE	House	Terraced	133	1804.51	1867.23	Freehold
146, Highgate, Cleethorpes DN35 8PB	DN35 8PB	DN35 8	30/05/2025	162000	166322	FALSE	House	Semi_Detach	89	1820.22	1868.79	Freehold
49, Isaacs Hill, Cleethorpes DN35 8JT	DN35 8JT	DN35 8	23/11/2023	277500	291781	FALSE	House	Terraced	156	1778.85	1870.39	Freehold
46, Crowhill Avenue, Cleethorpes DN35 8DF	DN35 8DF	DN35 8	27/04/2023	167000	181643	FALSE	House	Terraced	97	1721.65	1872.61	Freehold
19, Hey Street, Cleethorpes DN35 8TG	DN35 8TG	DN35 8	21/02/2025	147000	150024	FALSE	House	Terraced	80	1837.5	1875.3	Freehold
23, Kew Road, Cleethorpes DN35 8DD	DN35 8DD	DN35 8	03/07/2023	170000	180203	FALSE	House	Terraced	96	1770.83	1877.11	Freehold
47, Beacon Avenue, Cleethorpes DN35 8EQ	DN35 8EQ	DN35 8	25/07/2024	160000	167075	FALSE	House	Semi_Detach	89	1797.75	1877.25	Freehold
46, Oole Road, Cleethorpes DN35 8LR	DN35 8LR	DN35 8	04/10/2024	205000	212336	FALSE	House	Terraced	113	1814.16	1879.08	Freehold
14, Claymore Close, Cleethorpes DN35 8EN	DN35 8EN	DN35 8	17/05/2024	100000	97877	FALSE	Bungalow	Flat	52	1923.08	1882.25	Leasehold
11, Mill Place, Cleethorpes DN35 8ND	DN35 8ND	DN35 8	29/08/2024	115000	118644	FALSE	House	Terraced	63	1825.4	1883.24	Freehold
63, William Street, Cleethorpes DN35 8PT	DN35 8PT	DN35 8	04/04/2022	140000	154698	FALSE	House	Terraced	82	1707.32	1886.56	Freehold
28, Hinkler Street, Cleethorpes DN35 8PR	DN35 8PR	DN35 8	21/06/2022	125000	132503	FALSE	House	Terraced	70	1785.71	1892.9	Leasehold
10a, Bark Street, Cleethorpes DN35 8RD	DN35 8RD	DN35 8	28/06/2024	130000	126983	FALSE	House	Flat	67	1940.3	1895.27	Leasehold
53, Richmond Road, Cleethorpes DN35 8PQ	DN35 8PQ	DN35 8	29/07/2022	160000	163772	FALSE	House	Terraced	86	1860.47	1904.33	Freehold
7, Saunby Grove, Cleethorpes DN35 8BG	DN35 8BG	DN35 8	28/03/2025	118000	118341	FALSE	House	Terraced	62	1903.23	1908.73	Freehold
71, William Street, Cleethorpes DN35 8PU	DN35 8PU	DN35 8	27/05/2022	153000	166069	FALSE	House	Terraced	87	1758.62	1908.84	Leasehold
38, Bursar Street, Cleethorpes DN35 8DR	DN35 8DR	DN35 8	18/12/2025	126500	126137	FALSE	House	Terraced	66	1916.67	1911.17	Freehold
Flat 2, 17, Isaacs Hill, Cleethorpes DN35 8JU	DN35 8JU	DN35 8	30/12/2022	150000	141797	FALSE	House	Flat	74	2027.03	1916.18	Leasehold
51, Oxford Street, Cleethorpes DN35 8RE	DN35 8RE	DN35 8	27/01/2023	138000	143796	FALSE	House	Terraced	75	1840	1917.28	Freehold
20, Lindsey Road, Cleethorpes DN35 8TW	DN35 8TW	DN35 8	14/04/2023	165000	176737	FALSE	House	Semi_Detach	92	1793.48	1921.05	Leasehold
17, Barkhouse Lane, Cleethorpes DN35 8RA	DN35 8RA	DN35 8	15/07/2022	210000	211868	FALSE	House	Detached	110	1909.09	1926.07	Freehold
10, Whites Road, Cleethorpes DN35 8RP	DN35 8RP	DN35 8	27/06/2025	119000	125270	FALSE	House	Semi_Detach	65	1830.77	1927.23	Freehold
22, College Street, Cleethorpes DN35 8BW	DN35 8BW	DN35 8	15/11/2022	185000	187519	FALSE	House	Terraced	97	1907.22	1933.19	Freehold
154, Highgate, Cleethorpes DN35 8PB	DN35 8PB	DN35 8	26/01/2026	176000	174822	FALSE	House	Semi_Detach	90	1955.56	1942.47	Freehold
15, Trinity Road, Cleethorpes DN35 8UH	DN35 8UH	DN35 8	17/10/2022	195000	198244	FALSE	House	Semi_Detach	102	1911.76	1943.57	Freehold
49, Richmond Road, Cleethorpes DN35 8PQ	DN35 8PQ	DN35 8	11/12/2024	155000	157879	FALSE	House	Terraced	81	1913.58	1949.12	Freehold
20, Woodsley Avenue, Cleethorpes DN35 8TY	DN35 8TY	DN35 8	27/06/2024	210000	220394	FALSE	House	Semi_Detach	113	1858.41	1950.39	Freehold
113, Highgate, Cleethorpes DN35 8PA	DN35 8PA	DN35 8	17/07/2024	172000	179606	FALSE	House	Semi_Detach	92	1869.57	1952.24	Freehold
38, Albert Road, Cleethorpes DN35 8LX	DN35 8LX	DN35 8	24/01/2025	209000	213090	FALSE	House	Terraced	109	1917.43	1954.95	Freehold
2, Maegan Way, Cleethorpes DN35 8EW	DN35 8EW	DN35 8	27/10/2022	110000	103883	FALSE	House	Flat	53	2075.47	1960.06	Leasehold
55, Highgate, Cleethorpes DN35 8NS	DN35 8NS	DN35 8	25/11/2022	275000	278745	FALSE	House	Terraced	142	1936.62	1962.99	Freehold
95, Mill Road, Cleethorpes DN35 8JB	DN35 8JB	DN35 8	18/11/2022	260000	263541	FALSE	House	Terraced	134	1940.3	1966.72	Freehold
2, Oyster Court, Hope Street, Cleethorpes DN35 8QE	DN35 8QE	DN35 8	28/09/2023	115000	112218	FALSE	House	Flat	57	2017.54	1968.74	Leasehold
79, Clee Road, Cleethorpes DN35 8AE	DN35 8AE	DN35 8	10/08/2023	170000	175228	FALSE	House	Semi_Detach	89	1910.11	1968.85	Freehold
43, Whites Road, Cleethorpes DN35 8RL	DN35 8RL	DN35 8	22/02/2022	125000	138270	FALSE	House	Terraced	70	1785.71	1975.29	Freehold
33, Woodsley Avenue, Cleethorpes DN35 8TU	DN35 8TU	DN35 8	22/09/2023	190000	195649	FALSE	House	Semi_Detach	99	1919.19	1976.25	Freehold
14, Mill Place, Cleethorpes DN35 8ND	DN35 8ND	DN35 8	18/03/2024	99950	106928	FALSE	House	Terraced	54	1850.93	1980.15	Freehold
14, Barkhouse Lane, Cleethorpes DN35 8RA	DN35 8RA	DN35 8	15/09/2022	152000	152733	FALSE	House	Terraced	77	1974.03	1983.55	Freehold
44, Whites Road, Cleethorpes DN35 8RN	DN35 8RN	DN35 8	19/12/2024	160000	162972	FALSE	House	Terraced	82	1951.22	1987.46	Freehold
13, Whites Road, Cleethorpes DN35 8RL	DN35 8RL	DN35 8	12/09/2022	140500	141177	FALSE	House	Terraced	71	1978.87	1988.41	Freehold
114, Bentley Street, Cleethorpes DN35 8DZ	DN35 8DZ	DN35 8	04/07/2022	177500	181340	FALSE	House	Semi_Detach	91	1950.55	1992.75	Freehold
33, Hey Street, Cleethorpes DN35 8TG	DN35 8TG	DN35 8	02/08/2023	167000	172136	FALSE	House	Semi_Detach	86	1941.86	2001.58	Freehold
39, Kew Road, Cleethorpes DN35 8DD	DN35 8DD	DN35 8	05/04/2024	135000	144129	FALSE	House	Terraced	72	1875	2001.79	Freehold
30, Mill Place, Cleethorpes DN35 8ND	DN35 8ND	DN35 8	02/08/2024	145000	150204	FALSE	House	Semi_Detach	75	1933.33	2002.72	Freehold
2, Elm Avenue, Cleethorpes DN35 8HW	DN35 8HW	DN35 8	27/10/2022	226500	226500	FALSE	House	Detached	113	2004.42	2004.42	Freehold
48, Bursar Street, Cleethorpes DN35 8DR	DN35 8DR	DN35 8	18/12/2024	130000	132414	FALSE	House	Terraced	66	1969.7	2006.27	Freehold
28, Whites Road, Cleethorpes DN35 8RN	DN35 8RN	DN35 8	09/01/2023	120000	125040	FALSE	House	Terraced	62	1935.48	2016.77	Freehold
2a, West Street, Cleethorpes DN35 8QA	DN35 8QA	DN35 8	05/08/2022	100000	101267	FALSE	House	Semi_Detach	50	2000	2025.34	Freehold
58, Clee Road, Cleethorpes DN35 8AG	DN35 8AG	DN35 8	09/05/2025	172000	176589	FALSE	House	Semi_Detach	87	1977.01	2029.76	Freehold
42a, St Peters Avenue, Cleethorpes DN35 8HL	DN35 8HL	DN35 8	03/08/2023	210000	217731	FALSE	House	Terraced	107	1962.62	2034.87	Freehold
93, Oxford Street, Cleethorpes DN35 8RE	DN35 8RE	DN35 8	12/08/2024	215000	221812	FALSE	House	Terraced	109	1972.48	2034.97	Freehold
36, Fairview Avenue, Cleethorpes DN35 8DQ	DN35 8DQ	DN35 8	27/05/2022	120000	130250	FALSE	House	Terraced	64	1875	2035.16	Freehold
61, George Street, Cleethorpes DN35 8PX	DN35 8PX	DN35 8	29/02/2024	122000	130921	FALSE	House	Terraced	64	1906.25	2045.64	Freehold
35, Beacon Avenue, Cleethorpes DN35 8EQ	DN35 8EQ	DN35 8	26/07/2022	182500	186448	FALSE	House	Semi_Detach	91	2005.49	2048.88	Freehold
6, Marples Mews, Cleethorpes DN35 8UX	DN35 8UX	DN35 8	27/02/2026	120000	118180	FALSE	House	Semi_Detach	57.6	2083.33	2051.74	Freehold
45, Grant Street, Cleethorpes DN35 8AZ	DN35 8AZ	DN35 8	17/11/2023	125000	131433	FALSE	House	Terraced	64	1953.13	2053.64	Freehold
22, Bark Street, Cleethorpes DN35 8RD	DN35 8RD	DN35 8	18/02/2022	117000	129420	FALSE	House	Terraced	63	1857.14	2054.29	Freehold
132, Mill Road, Cleethorpes DN35 8JD	DN35 8JD	DN35 8	31/05/2023	400000	423218	FALSE	House	Semi_Detach	206	1941.75	2054.46	Freehold
1d, Bursar Street, Cleethorpes DN35 8DP	DN35 8DP	DN35 8	21/04/2023	198000	212085	FALSE	House	Semi_Detach	103	1922.33	2059.08	Freehold
104, Highgate, Cleethorpes DN35 8NT	DN35 8NT	DN35 8	22/04/2025	176000	177194	FALSE	House	Semi_Detach	86	2046.51	2060.4	Freehold
Flat 2, 25, Knoll Street, Cleethorpes DN35 8LL	DN35 8LL	DN35 8	05/04/2024	115000	113708	FALSE	House	Flat	55	2090.91	2067.42	Leasehold
29, Humber Street, Cleethorpes DN35 8NN	DN35 8NN	DN35 8	29/04/2022	105000	116023	FALSE	House	Terraced	56	1875	2071.84	Freehold
29a, Wendover Rise, Cleethorpes DN35 8TS	DN35 8TS	DN35 8	04/08/2023	165000	170074	FALSE	House	Semi_Detach	82	2012.2	2074.07	Freehold
44, William Street, Cleethorpes DN35 8PW	DN35 8PW	DN35 8	06/10/2023	132950	136891	FALSE	House	Terraced	66	2014.39	2074.11	Leasehold
115, Highgate, Cleethorpes DN35 8PA	DN35 8PA	DN35 8	23/06/2023	165000	171435	FALSE	House	Semi_Detach	82	2012.2	2090.67	Freehold
21, Maegan Way, Cleethorpes DN35 8EW	DN35 8EW	DN35 8	15/08/2022	105000	98298	FALSE	House	Flat	47	2234.04	2091.45	Leasehold
42, Whites Road, Cleethorpes DN35 8RN	DN35 8RN	DN35 8	19/04/2024	157000	167617	FALSE	House	Terraced	80	1962.5	2095.21	Freehold
10, Lindsey Road, Cleethorpes DN35 8TW	DN35 8TW	DN35 8	12/12/2023	187500	199195	FALSE	House	Semi_Detach	95	1973.68	2096.79	Leasehold
33, Richmond Road, Cleethorpes DN35 8PE	DN35 8PE	DN35 8	03/04/2023	172000	187081	FALSE	House	Terraced	89	1932.58	2102.03	Freehold
36, Wendover Rise, Cleethorpes DN35 8TR	DN35 8TR	DN35 8	21/03/2025	165000	166280	FALSE	House	Semi_Detach	79	2088.61	2104.81	Freehold
Flat 5, 25, Knoll Street, Cleethorpes DN35 8LL	DN35 8LL	DN35 8	01/08/2022	115000	107660	FALSE	House	Flat	51	2254.9	2110.98	Leasehold
13, Wendover Rise, Cleethorpes DN35 8TS	DN35 8TS	DN35 8	05/12/2023	235000	251924	FALSE	House	Terraced	119	1974.79	2117.01	Freehold
25, Mill Road, Cleethorpes DN35 8JA	DN35 8JA	DN35 8	04/09/2024	275000	286298	FALSE	House	Semi_Detach	135	2037.04	2120.73	Freehold
17, Highgate, Cleethorpes DN35 8NR	DN35 8NR	DN35 8	21/08/2025	245000	259441	FALSE	House	Terraced	122	2008.2	2126.57	Freehold
45, Isaacs Hill, Cleethorpes DN35 8JT	DN35 8JT	DN35 8	23/11/2023	277500	291781	FALSE	House	Terraced	137	2025.55	2129.79	Freehold
14, Richmond Road, Cleethorpes DN35 8PD	DN35 8PD	DN35 8	31/10/2024	172900	179087	FALSE	House	Terraced	84	2058.33	2131.99	Freehold
15, Falcon Mews, Cleethorpes DN35 8RY	DN35 8RY	DN35 8	28/10/2022	145000	136937	TRUE	House	Flat	64	2265.63	2139.64	Leasehold
4, The Rookery, Mill Road, Cleethorpes DN35 8JD	DN35 8JD	DN35 8	19/04/2023	173000	173718	FALSE	House	Flat	81	2135.8	2144.67	Leasehold
40, St Hughs Avenue, Cleethorpes DN35 8EB	DN35 8EB	DN35 8	10/04/2026	161000	158709	FALSE	House	Semi_Detach	74	2175.68	2144.72	Freehold
Flat 1, 17, Isaacs Hill, Cleethorpes DN35 8JU	DN35 8JU	DN35 8	30/12/2022	150000	141797	FALSE	House	Flat	66	2272.73	2148.44	Leasehold
47, Mill Road, Cleethorpes DN35 8JA	DN35 8JA	DN35 8	19/03/2025	210000	210606	FALSE	House	Terraced	98	2142.86	2149.04	Freehold
111, Trinity Road, Cleethorpes DN35 8UN	DN35 8UN	DN35 8	12/11/2025	185000	186980	FALSE	House	Semi_Detach	87	2126.44	2149.2	Freehold
5, Beach View Court, Norfolk Lane, Cleethorpes DN35 8	DN35 8BT	DN35 8	25/10/2024	160000	165726	FALSE	House	Terraced	77	2077.92	2152.29	Freehold
20, Parker Street, Cleethorpes DN35 8TL	DN35 8TL	DN35 8	20/09/2023	180000	185352	FALSE	Bungalow	Semi_Detach	86	2093.02	2155.26	Leasehold
66, Sherburn Street, Cleethorpes DN35 8TX	DN35 8TX	DN35 8	25/07/2025	185000	199187	FALSE	House	Semi_Detach	92	2010.87	2165.08	Freehold
49, George Street, Cleethorpes DN35 8PX	DN35 8PX	DN35 8	24/03/2022	126000	138786	FALSE	House	Terraced	64	1968.75	2168.53	Leasehold
10, Sherburn Street, Cleethorpes DN35 8TQ	DN35 8TQ	DN35 8	05/05/2022	190000	204782	FALSE	House	Semi_Detach	94	2021.28	2178.53	Freehold
52, Humber Street, Cleethorpes DN35 8NN	DN35 8NN	DN35 8	14/10/2022	236000	239926	FALSE	House	Semi_Detach	110	2145.45	2181.15	Freehold
42, Bursar Street, Cleethorpes DN35 8DR	DN35 8DR	DN35 8	29/08/2025	130000	137663	FALSE	House	Terraced	63	2063.49	2185.13	Freehold
16, Claymore Close, Cleethorpes DN35 8EN	DN35 8EN	DN35 8	01/12/2025	118000	115846	FALSE	House	Flat	53	2226.42	2185.77	Leasehold
10, South Street, Cleethorpes DN35 8NW	DN35 8NW	DN35 8	22/08/2023	169000	175222	FALSE	House	Terraced	80	2112.5	2190.28	Freehold
43b, Alexandra Road, Cleethorpes DN35 8LE	DN35 8LE	DN35 8	16/02/2024	82000	87996	FALSE	House	Terraced	40	2050	2199.9	Leasehold
Flat 5, Albemarle House, 136, Mill Road, Cleethorpes DI	DN35 8JD	DN35 8	20/12/2023	232000	231761	FALSE	House	Flat	105	2209.52	2207.25	Leasehold
40, Fairview Avenue, Cleethorpes DN35 8DQ	DN35 8DQ	DN35 8	19/10/2022	120000	121871	FALSE	House	Terraced	55	2181.82	2215.84	Freehold
160, Highgate, Cleethorpes DN35 8PB	DN35 8PB	DN35 8	07/03/2025	190000	191474	FALSE	House	Semi_Detach	86	2209.3	2226.44	Freehold
9, Highcliff Road, Cleethorpes DN35 8RH	DN35 8RH	DN35 8	04/10/2024	280500	289747	FALSE	House	Other	130	2157.69	2228.82	Freehold
2, Bark Street, Cleethorpes DN35 8RD	DN35 8RD	DN35 8	27/04/2022	154000	170168	FALSE	House	Terraced	76	2026.32	2239.05	Freehold
Flat 3, 25, Knoll Street, Cleethorpes DN35 8LL	DN35 8LL	DN35 8	04/01/2023	125000	121000	FALSE	House	Flat	54	2314.81	2240.74	Leasehold
130, Mill Road, Cleethorpes DN35 8JD	DN35 8JD	DN35 8	19/08/2022	375000	375368	FALSE	House	Detached	167	2245.51	2247.71	Freehold
7, Woodsley Avenue, Cleethorpes DN35 8TY	DN35 8TY	DN35 8	24/03/2025	190000	191474	FALSE	House	Semi_Detach	85	2235.29	2252.64	Freehold
42, Albert Road, Cleethorpes DN35 8LX	DN35 8LX	DN35 8	09/12/2022	223500	227874	FALSE	House	Terraced	101	2212.87	2256.18	Freehold
11, Saunby Grove, Cleethorpes DN35 8BG	DN35 8BG	DN35 8	31/10/2024	119950	124242	FALSE	House	Terraced	55	2180.91	2258.95	Freehold
40, Bursar Street, Cleethorpes DN35 8DR	DN35 8DR	DN35 8	28/02/2025	131000	133694	FALSE	House	Terraced	59	2220.34	2266	Freehold
6, Parker Street, Cleethorpes DN35 8TL	DN35 8TL	DN35 8	29/07/2022	200000	204326	FALSE	House	Semi_Detach	90	2222.22	2270.29	Freehold
Flat 1, 25, Knoll Street, Cleethorpes DN35 8LL	DN35 8LL	DN35 8	13/10/2022	130000	122771	FALSE	House	Flat	54	2407.41	2273.54	Leasehold
Flat 6, 25, Knoll Street, Cleethorpes DN35 8LL	DN35 8LL	DN35 8	01/10/2025	115000	115958	FALSE	House	Flat	51	2254.9	2273.69	Leasehold
Flat 8, The Point, Sea View Street, Cleethorpes DN35 8I	DN35 8EU	DN35 8	28/02/2025	200000	195556	FALSE	House	Flat	86	2325.58	2273.91	Leasehold
54, Clee Road, Cleethorpes DN35 8AG	DN35 8AG	DN35 8	25/11/2022	175000	177383	FALSE	House	Terraced	78	2243.59	2274.14	Freehold
9, Barkhouse Lane, Cleethorpes DN35 8RA	DN35 8RA	DN35 8	17/04/2023	170000	177656	FALSE	House	Detached	78	2179.49	2277.64	Freehold
23, St Hughs Avenue, Cleethorpes DN35 8EE	DN35 8EE	DN35 8	13/02/2026	165000	162498	FALSE	House	Semi_Detach	71	2323.94	2288.7	Freehold
32, Yarra Road, Cleethorpes DN35 8LS	DN35 8LS	DN35 8	06/06/2024	146000	153359	FALSE	House	Terraced	67	2179.1	2288.94	Freehold
43, William Street, Cleethorpes DN35 8PT	DN35 8PT	DN35 8	04/07/2025	177000	190050	FALSE	House	Other	83	2132.53	2289.76	Freehold
6, Taylors Court, Cleethorpes DN35 8TZ	DN35 8TZ	DN35 8	01/04/2022	186151	204235	FALSE	House	Semi_Detach	89	2091.58	2294.78	Freehold
22c, Whites Road, Cleethorpes DN35 8RP	DN35 8RP	DN35 8	26/02/2025	90000	91851	FALSE	House	Terraced	40	2250	2296.28	Freehold
5, Falcon Mews, Cleethorpes DN35 8RY	DN35 8RY	DN35 8	10/01/2025	142000	138425	TRUE	House	Flat	60	2366.67	2307.08	Leasehold
35, Princes Road, Cleethorpes DN35 8AW	DN35 8AW	DN35 8	21/01/2022	210000	234032	FALSE	House	Terraced	101	2079.21	2317.15	Freehold
22, Isaacs Hill, Cleethorpes DN35 8JS	DN35 8JS	DN35 8	11/04/2022	210000	230401	FALSE	House	Semi_Detach	99	2121.21	2327.28	Freehold
4, Clumber Place, Cleethorpes DN35 8PF	DN35 8PF	DN35 8	28/11/2022	169950	172264	FALSE	House	Terraced	74	2296.62	2327.89	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
7, William Street, Cleethorpes DN35 8PT	DN35 8PT	DN35 8	03/02/2022	185000	199667	FALSE	House	Detached	85	2176.47	2349.02	Freehold
17, Isaacs Hill, Cleethorpes DN35 8JU	DN35 8JU	DN35 8	07/03/2022	141000	155309	FALSE	House	Terraced	66	2136.36	2353.17	Freehold
9, Marples Mews, Cleethorpes DN35 8UX	DN35 8UX	DN35 8	13/03/2025	157500	157955	FALSE	House	Terraced	67	2350.75	2357.54	Freehold
91a, Highgate, Cleethorpes DN35 8PA	DN35 8PA	DN35 8	31/05/2024	186000	195799	TRUE	House	Semi_Detach	83	2240.96	2359.02	Freehold
83, Highgate, Cleethorpes DN35 8NS	DN35 8NS	DN35 8	03/07/2023	215000	225641	FALSE	House	Semi_Detach	95	2263.16	2375.17	Freehold
2, Ludlow Place, Cleethorpes DN35 8PJ	DN35 8PJ	DN35 8	27/01/2023	213000	221307	FALSE	House	Semi_Detach	93	2290.32	2379.65	Freehold
17, Woodsley Avenue, Cleethorpes DN35 8TY	DN35 8TY	DN35 8	20/01/2023	192500	200008	FALSE	House	Semi_Detach	84	2291.67	2381.05	Freehold
20, Mill Place, Cleethorpes DN35 8ND	DN35 8ND	DN35 8	06/10/2022	155000	157578	FALSE	House	Semi_Detach	66	2348.48	2387.55	Freehold
35, Woodsley Avenue, Cleethorpes DN35 8TU	DN35 8TU	DN35 8	25/07/2025	191000	205647	FALSE	House	Semi_Detach	86	2220.93	2391.24	Freehold
12, Humber Street, Cleethorpes DN35 8NN	DN35 8NN	DN35 8	08/03/2023	132300	145880	FALSE	House	Terraced	61	2168.85	2391.48	Freehold
36, Sherburn Street, Cleethorpes DN35 8TT	DN35 8TT	DN35 8	13/06/2025	190000	200010	FALSE	House	Semi_Detach	83	2289.16	2409.76	Freehold
7a, Highcliff Road, Cleethorpes DN35 8RH	DN35 8RH	DN35 8	01/10/2024	135000	139831	FALSE	House	Terraced	58	2327.59	2410.88	Leasehold
1b, Bursar Street, Cleethorpes DN35 8DP	DN35 8DP	DN35 8	01/07/2022	219000	220948	FALSE	House	Detached	91	2406.59	2428	Freehold
1, Wendover Rise, Cleethorpes DN35 8TS	DN35 8TS	DN35 8	27/09/2022	235000	233400	FALSE	House	Detached	96	2447.92	2431.25	Freehold
4, Pine Walk, Cleethorpes DN35 8BP	DN35 8BP	DN35 8	01/07/2024	147000	153174	FALSE	House	Terraced	63	2333.33	2431.33	Freehold
135, Mill Road, Cleethorpes DN35 8JB	DN35 8JB	DN35 8	01/03/2024	332000	348021	FALSE	House	Detached	143	2321.68	2433.71	Freehold
12, North Street, Cleethorpes DN35 8NP	DN35 8NP	DN35 8	07/09/2022	95000	95458	FALSE	House	Terraced	39	2435.9	2447.64	Freehold
11, Kingsway Court, Kingsway, Cleethorpes DN35 8QU	DN35 8QU	DN35 8	15/08/2023	166000	161658	FALSE	House	Flat	66	2515.15	2449.36	Leasehold
2, Taylors Court, Cleethorpes DN35 8TZ	DN35 8TZ	DN35 8	06/10/2025	210000	216244	FALSE	House	Semi_Detach	88	2386.36	2457.32	Freehold
115, Trinity Road, Cleethorpes DN35 8UN	DN35 8UN	DN35 8	07/01/2022	200000	221535	FALSE	House	Semi_Detach	90	2222.22	2461.5	Freehold
25, Sherburn Street, Cleethorpes DN35 8TX	DN35 8TX	DN35 8	01/10/2024	205000	212570	FALSE	House	Semi_Detach	86	2383.72	2471.74	Freehold
58, Parker Street, Cleethorpes DN35 8TH	DN35 8TH	DN35 8	31/03/2025	172500	173839	FALSE	Bungalow	Semi_Detach	70	2464.29	2483.41	Leasehold
5, Taylors Court, Cleethorpes DN35 8TZ	DN35 8TZ	DN35 8	25/07/2024	205000	213610	FALSE	House	Terraced	86	2383.72	2483.84	Freehold
22, Maegan Way, Cleethorpes DN35 8EW	DN35 8EW	DN35 8	14/11/2022	135000	127244	FALSE	House	Flat	51	2647.06	2494.98	Leasehold
45c, Alexandra Road, Cleethorpes DN35 8LE	DN35 8LE	DN35 8	31/03/2022	100000	100000	FALSE	House	Flat	40	2500	2500	Leasehold
6, Newbold Court, Cleethorpes DN35 8BX	DN35 8BX	DN35 8	16/12/2022	204000	207800	TRUE	House	Semi_Detach	83	2457.83	2503.61	Freehold
9, Clee Road, Cleethorpes DN35 8AD	DN35 8AD	DN35 8	30/09/2022	155000	155747	FALSE	House	Terraced	62	2500	2512.05	Freehold
5, Acacia Terrace, Cleethorpes DN35 8BA	DN35 8BA	DN35 8	28/06/2023	175000	181825	FALSE	House	Semi_Detach	72	2430.56	2525.35	Freehold
Flat 10, The Point, Sea View Street, Cleethorpes DN35 8	DN35 8EU	DN35 8	20/03/2024	260000	258398	FALSE	House	Flat	102	2549.02	2533.31	Leasehold
15, Newbold Court, Cleethorpes DN35 8BX	DN35 8BX	DN35 8	13/06/2025	200000	210537	FALSE	House	Semi_Detach	83	2409.64	2536.59	Freehold
39a, Sea View Street, Cleethorpes DN35 8EU	DN35 8EU	DN35 8	03/03/2026	175000	173172	FALSE	House	Terraced	68	2573.53	2546.65	Freehold
10, Newbold Court, Cleethorpes DN35 8BX	DN35 8BX	DN35 8	23/11/2022	200000	202732	TRUE	House	Semi_Detach	79	2531.65	2566.23	Freehold
81, George Street, Cleethorpes DN35 8PL	DN35 8PL	DN35 8	28/02/2022	135000	149331	FALSE	House	Terraced	58	2327.59	2574.67	Freehold
80, Highgate, Cleethorpes DN35 8NT	DN35 8NT	DN35 8	23/11/2023	287000	294796	FALSE	House	Detached	114	2517.54	2585.93	Freehold
171, Mill Road, Cleethorpes DN35 8JB	DN35 8JB	DN35 8	15/01/2026	335000	331429	FALSE	House	Detached	127	2637.8	2609.68	Freehold
35, Bark Street, Cleethorpes DN35 8RD	DN35 8RD	DN35 8	08/04/2022	168000	185637	FALSE	House	Terraced	71	2366.2	2614.61	Freehold
1, Woodsley Avenue, Cleethorpes DN35 8TY	DN35 8TY	DN35 8	27/03/2026	235000	232982	FALSE	House	Semi_Detach	89	2640.45	2617.78	Freehold
93d, Highgate, Cleethorpes DN35 8PA	DN35 8PA	DN35 8	15/03/2024	205000	217342	TRUE	House	Semi_Detach	83	2469.88	2618.58	Freehold
68, Trinity Road, Cleethorpes DN35 8UP	DN35 8UP	DN35 8	28/02/2025	215000	219005	FALSE	House	Semi_Detach	83	2590.36	2638.61	Freehold
93c, Highgate, Cleethorpes DN35 8PA	DN35 8PA	DN35 8	31/03/2025	217500	219188	TRUE	House	Semi_Detach	83	2620.48	2640.82	Freehold
32, Newbold Court, Cleethorpes DN35 8BX	DN35 8BX	DN35 8	16/09/2022	219950	221442	TRUE	House	Semi_Detach	83	2650	2667.98	Freehold
93b, Highgate, Cleethorpes DN35 8PA	DN35 8PA	DN35 8	09/09/2022	220000	221492	FALSE	House	Semi_Detach	83	2650.6	2668.58	Freehold
19, Grant Street, Cleethorpes DN35 8AT	DN35 8AT	DN35 8	01/03/2023	300000	325840	FALSE	House	Other	122	2459.02	2670.82	Freehold
50, Sherburn Street, Cleethorpes DN35 8TT	DN35 8TT	DN35 8	17/09/2025	200000	211179	FALSE	House	Semi_Detach	79	2531.65	2673.15	Freehold
93a, Highgate, Cleethorpes DN35 8PA	DN35 8PA	DN35 8	25/08/2022	220000	222788	FALSE	House	Semi_Detach	83	2650.6	2684.19	Freehold
44, Woodsley Avenue, Cleethorpes DN35 8TU	DN35 8TU	DN35 8	27/03/2026	195000	193325	FALSE	House	Semi_Detach	72	2708.33	2685.07	Freehold
84, Highgate, Cleethorpes DN35 8NT	DN35 8NT	DN35 8	28/03/2024	287500	301373	FALSE	House	Detached	112	2566.96	2690.83	Freehold
11, Newbold Court, Cleethorpes DN35 8BX	DN35 8BX	DN35 8	11/07/2022	219950	224708	TRUE	House	Semi_Detach	83	2650	2707.33	Freehold
16, Newbold Court, Cleethorpes DN35 8BX	DN35 8BX	DN35 8	29/07/2022	220000	224759	TRUE	House	Semi_Detach	83	2650.6	2707.94	Freehold
4, The Cottages, Barkhouse Lane, Cleethorpes DN35 8F	DN35 8RA	DN35 8	08/09/2023	157500	162974	FALSE	House	Terraced	60	2625	2716.23	Freehold
Flat 5, Eastcliffe 10-11, Highcliff Road, Cleethorpes DN3	DN35 8RQ	DN35 8	06/05/2022	198000	196377	FALSE	House	Flat	72	2750	2727.46	Leasehold
18, Newbold Court, Cleethorpes DN35 8BX	DN35 8BX	DN35 8	17/01/2025	223000	226488	TRUE	House	Semi_Detach	83	2686.75	2728.77	Freehold
9, Lindsey Road, Cleethorpes DN35 8TW	DN35 8TW	DN35 8	19/06/2024	190000	199404	FALSE	House	Semi_Detach	73	2602.74	2731.56	Leasehold
19, Newbold Court, Cleethorpes DN35 8BX	DN35 8BX	DN35 8	24/07/2024	210000	219286	TRUE	House	Semi_Detach	80	2625	2741.07	Freehold
Flat 1, Eastcliffe 10-11, Highcliff Road, Cleethorpes DN3	DN35 8RQ	DN35 8	18/03/2025	195000	186522	FALSE	House	Flat	68	2867.65	2742.97	Leasehold
23, Clee Road, Cleethorpes DN35 8AD	DN35 8AD	DN35 8	29/10/2024	350000	362525	FALSE	House	Terraced	132	2651.52	2746.4	Freehold
31, Newbold Court, Cleethorpes DN35 8BX	DN35 8BX	DN35 8	26/08/2022	219950	222737	TRUE	House	Semi_Detach	81	2715.43	2749.84	Freehold
24, Pine Walk, Cleethorpes DN35 8BP	DN35 8BP	DN35 8	27/05/2025	180000	184802	FALSE	House	Semi_Detach	67	2686.57	2758.24	Freehold
8, Segmere Street, Cleethorpes DN35 8QW	DN35 8QW	DN35 8	13/09/2024	215000	223833	FALSE	House	Semi_Detach	81	2654.32	2763.37	Freehold
107, Fairview Avenue, Cleethorpes DN35 8DG	DN35 8DG	DN35 8	04/02/2022	164000	177002	FALSE	House	Detached	64	2562.5	2765.66	Freehold
91c, Highgate, Cleethorpes DN35 8PA	DN35 8PA	DN35 8	29/07/2022	225000	229867	FALSE	House	Semi_Detach	83	2710.84	2769.48	Freehold
23, Newbold Court, Cleethorpes DN35 8BX	DN35 8BX	DN35 8	22/07/2022	215000	219651	TRUE	House	Semi_Detach	79	2721.52	2780.39	Freehold
17, Newbold Court, Cleethorpes DN35 8BX	DN35 8BX	DN35 8	09/08/2024	223500	231522	TRUE	House	Semi_Detach	83	2692.77	2789.42	Freehold
1, Newbold Court, Cleethorpes DN35 8BX	DN35 8BX	DN35 8	29/09/2023	225000	231690	TRUE	House	Semi_Detach	83	2710.84	2791.45	Freehold
12, Newbold Court, Cleethorpes DN35 8BX	DN35 8BX	DN35 8	20/05/2022	215000	231727	TRUE	House	Semi_Detach	83	2590.36	2791.89	Freehold
4, Newbold Court, Cleethorpes DN35 8BX	DN35 8BX	DN35 8	31/05/2022	210000	226338	TRUE	House	Semi_Detach	81	2592.59	2794.3	Freehold
12, Pine Walk, Cleethorpes DN35 8BP	DN35 8BP	DN35 8	12/02/2024	192000	204813	FALSE	House	Semi_Detach	73	2630.14	2805.66	Freehold
32, Barkhouse Lane, Cleethorpes DN35 8RA	DN35 8RA	DN35 8	01/09/2023	189950	196552	FALSE	House	Terraced	70	2713.57	2807.89	Freehold
4, Kingsway Court, Kingsway, Cleethorpes DN35 8QU	DN35 8QU	DN35 8	31/03/2023	160000	163376	FALSE	House	Flat	58	2758.62	2816.83	Leasehold
1, Kingsway Court, Kingsway, Cleethorpes DN35 8QU	DN35 8QU	DN35 8	31/01/2022	167500	169248	FALSE	House	Flat	60	2791.67	2820.8	Leasehold
13, Newbold Court, Cleethorpes DN35 8BX	DN35 8BX	DN35 8	27/11/2023	225000	234714	TRUE	House	Semi_Detach	83	2710.84	2827.88	Freehold
7, Newbold Court, Cleethorpes DN35 8BX	DN35 8BX	DN35 8	12/10/2022	219950	223609	TRUE	House	Semi_Detach	79	2784.18	2830.49	Freehold
Flat 1, 5, Mill Road, Cleethorpes DN35 8HZ	DN35 8HZ	DN35 8	12/06/2025	205000	215636	FALSE	House	Other	76	2697.37	2837.32	Freehold
8, Pine Walk, Cleethorpes DN35 8BP	DN35 8BP	DN35 8	07/07/2023	197500	207275	FALSE	House	Semi_Detach	73	2705.48	2839.38	Freehold
24, Newbold Court, Cleethorpes DN35 8BX	DN35 8BX	DN35 8	28/07/2022	219950	224708	TRUE	House	Semi_Detach	79	2784.18	2844.41	Freehold
39, Lindsey Road, Cleethorpes DN35 8TN	DN35 8TN	DN35 8	18/01/2023	230000	238970	FALSE	House	Semi_Detach	84	2738.1	2844.88	Leasehold
14, Newbold Court, Cleethorpes DN35 8BX	DN35 8BX	DN35 8	31/07/2023	225000	236136	TRUE	House	Semi_Detach	83	2710.84	2845.01	Freehold
5, Newbold Court, Cleethorpes DN35 8BX	DN35 8BX	DN35 8	20/12/2023	223000	236909	TRUE	House	Semi_Detach	83	2686.75	2854.33	Freehold
35, Trinity Road, Cleethorpes DN35 8UJ	DN35 8UJ	DN35 8	19/05/2022	175000	188615	FALSE	Bungalow	Semi_Detach	66	2651.52	2857.8	Freehold
29, Newbold Court, Cleethorpes DN35 8BX	DN35 8BX	DN35 8	04/09/2023	225000	231690	TRUE	House	Semi_Detach	81	2777.78	2860.37	Freehold
8, Newbold Court, Cleethorpes DN35 8BX	DN35 8BX	DN35 8	03/02/2026	230000	226512	FALSE	House	Semi_Detach	79	2911.39	2867.24	Freehold
4, Brooklands Avenue, Cleethorpes DN35 8QP	DN35 8QP	DN35 8	18/07/2025	285000	306855	FALSE	House	Semi_Detach	107	2663.55	2867.8	Freehold
Flat 19, The Point, Sea View Street, Cleethorpes DN35 8	DN35 8EU	DN35 8	19/08/2024	425000	413467	FALSE	House	Flat	144	2951.39	2871.3	Leasehold
7, Pine Walk, Cleethorpes DN35 8BP	DN35 8BP	DN35 8	16/12/2024	187500	190433	FALSE	House	Semi_Detach	66	2840.91	2885.35	Freehold
91d, Highgate, Cleethorpes DN35 8PA	DN35 8PA	DN35 8	29/06/2022	227500	240460	FALSE	House	Semi_Detach	83	2740.96	2897.11	Freehold
12, Kingsway Court, Kingsway, Cleethorpes DN35 8QU	DN35 8QU	DN35 8	31/10/2025	170000	171417	FALSE	House	Flat	59	2881.36	2905.37	Leasehold
93e, Highgate, Cleethorpes DN35 8PA	DN35 8PA	DN35 8	28/02/2023	225000	241254	TRUE	House	Semi_Detach	83	2710.84	2906.67	Freehold
2, Newbold Court, Cleethorpes DN35 8BX	DN35 8BX	DN35 8	10/06/2024	225000	236136	TRUE	House	Semi_Detach	81	2777.78	2915.26	Freehold
20, Newbold Court, Cleethorpes DN35 8BX	DN35 8BX	DN35 8	04/04/2023	218000	233507	TRUE	House	Semi_Detach	80	2725	2918.84	Freehold
2, The Gatherums, Cleethorpes DN35 8ER	DN35 8ER	DN35 8	18/10/2024	155000	160547	FALSE	House	Terraced	55	2818.18	2919.04	Freehold
91b, Highgate, Cleethorpes DN35 8PA	DN35 8PA	DN35 8	28/03/2025	241250	243122	TRUE	House	Semi_Detach	83	2906.63	2929.18	Freehold
3, Newbold Court, Cleethorpes DN35 8BX	DN35 8BX	DN35 8	28/08/2025	225000	238546	FALSE	House	Semi_Detach	81	2777.78	2945.01	Freehold
30, Newbold Court, Cleethorpes DN35 8BX	DN35 8BX	DN35 8	20/12/2023	225000	239034	TRUE	House	Semi_Detach	81	2777.78	2951.04	Freehold
93f, Highgate, Cleethorpes DN35 8PA	DN35 8PA	DN35 8	02/03/2023	225000	245047	TRUE	House	Semi_Detach	83	2710.84	2952.37	Freehold
9, Newbold Court, Cleethorpes DN35 8BX	DN35 8BX	DN35 8	17/05/2023	223500	236473	TRUE	House	Semi_Detach	79	2829.11	2993.33	Freehold
51, Beacon Avenue, Cleethorpes DN35 8EQ	DN35 8EQ	DN35 8	22/01/2024	164000	174051	FALSE	House	Semi_Detach	58	2827.59	3000.88	Freehold
16, Trinity Road, Cleethorpes DN35 8UQ	DN35 8UQ	DN35 8	02/04/2024	242000	256831	FALSE	House	Semi_Detach	85	2847.06	3021.54	Freehold
4, Marples Mews, Cleethorpes DN35 8UX	DN35 8UX	DN35 8	17/11/2023	150000	157719	FALSE	House	Terraced	52	2884.62	3033.06	Freehold
62, Highgate, Cleethorpes DN35 8NT	DN35 8NT	DN35 8	21/11/2022	130000	131776	FALSE	House	Semi_Detach	43	3023.26	3064.56	Freehold
195, Promenade, Cleethorpes DN35 8SJ	DN35 8SJ	DN35 8	04/08/2022	300000	302339	FALSE	House	Other	98	3061.22	3085.09	Freehold
1, Cambridge Street, Cleethorpes DN35 8HB	DN35 8HB	DN35 8	21/02/2022	115000	115358	FALSE	House	Flat	36	3194.44	3204.39	Leasehold
Flat 5, The Point, Sea View Street, Cleethorpes DN35 8	DN35 8EU	DN35 8	09/08/2024	275000	267538	FALSE	House	Flat	83	3313.25	3223.35	Leasehold
44, Alexandra Road, Cleethorpes DN35 8LE	DN35 8LE	DN35 8	03/11/2023	100000	104024	FALSE	House	Other	32	3125	3250.75	Leasehold
7, Charles Street, Cleethorpes DN35 8QB	DN35 8QB	DN35 8	09/06/2025	140000	148403	FALSE	House	Terraced	45	3111.11	3297.84	Freehold
31, Parker Street, Cleethorpes DN35 8TH	DN35 8TH	DN35 8	10/01/2022	235000	260304	FALSE	Bungalow	Semi_Detach	77	3051.95	3380.57	Leasehold
45b, Alexandra Road, Cleethorpes DN35 8LE	DN35 8LE	DN35 8	04/04/2023	125000	135960	FALSE	House	Terraced	40	3125	3399	Leasehold
16, Brooklands Avenue, Cleethorpes DN35 8QP	DN35 8QP	DN35 8	29/08/2025	325000	342794	FALSE	Bungalow	Detached	98	3316.33	3497.9	Freehold
10, Humber Street, Cleethorpes DN35 8NN	DN35 8NN	DN35 8	06/01/2022	140000	156021	FALSE	House	Terraced	44	3181.82	3545.93	Freehold
12, Brooklands Avenue, Cleethorpes DN35 8QP	DN35 8QP	DN35 8	05/09/2022	350000	352374	FALSE	House	Semi_Detach	99	3535.35	3559.33	Freehold
21a, Wollaston Road, Cleethorpes DN35 8DY	DN35 8DY	DN35 8	28/02/2025	170000	172672	FALSE	House	Other	48	3541.67	3597.33	Freehold
137, Mill Road, Cleethorpes DN35 8JB	DN35 8JB	DN35 8	28/03/2025	450000	450883	FALSE	House	Detached	124	3629.03	3636.15	Freehold
6, Segmere Street, Cleethorpes DN35 8QW	DN35 8QW	DN35 8	30/09/2022	275000	276865	FALSE	House	Semi_Detach	76	3618.42	3642.96	Freehold
Flat 1, 6, Mill Road, Cleethorpes DN35 8HZ	DN35 8HZ	DN35 8	21/02/2025	160000	162515	FALSE	House	Other	43	3720.93	3779.42	Freehold
8, Cambridge Street, Cleethorpes DN35 8HB	DN35 8HB	DN35 8	10/06/2022	190000	199858	FALSE	House	Other	52	3653.85	3843.42	Freehold
		DN35 8 Average							81.1323944	2238.26701	2308.88352	
14, Ashridge Drive, Cleethorpes DN35 9NN	DN35 9NN	DN35 9	29/08/2025	141000	149489	FALSE	House	Semi_Detach	86	1639.53	1738.24	Freehold
14, Braemar Road, Cleethorpes DN35 9AU	DN35 9AU	DN35 9	26/01/2024	140000	148580	FALSE	House	Semi_Detach	85	1647.06	1748	Freehold
37, Chatsworth Place, Cleethorpes DN35 9NG	DN35 9NG	DN35 9	30/08/2022	145000	146837	FALSE	House	Semi_Detach	84	1726.19	1748.06	Freehold
6, Lincoln Road, Cleethorpes DN35 9LY	DN35 9LY	DN35 9	25/10/2023	135000	138739	FALSE	House	Semi_Detach	79	1708.86	1756.19	Freehold
3, Stevenson Place, Cleethorpes DN35 9JH	DN35 9JH	DN35 9	27/02/2026	150000	147725	FALSE	House	Semi_Detach	84	1785.71	1758.63	Freehold
85, Davenport Drive, Cleethorpes DN35 9JP	DN35 9JP	DN35 9	19/05/2023	143000	151300	FALSE	House	Semi_Detach	86	1662.79	1759.3	Freehold
36, Brian Avenue, Cleethorpes DN35 9DD	DN35 9DD	DN35 9	08/01/2024	151000	160254	FALSE	House	Semi_Detach	90	1677.78	1780.6	Freehold
51, Penshurst Road, Cleethorpes DN35 9EJ	DN35 9EJ	DN35 9	11/04/2025	135000	135916	FALSE	House	Semi_Detach	76	1776.32	1788.37	Freehold
20, Balmoral Road, Cleethorpes DN35 9NE	DN35 9NE	DN35 9	04/07/2022	135000	137920	FALSE	House	Semi_Detach	77	1753.25	1791.17	Freehold
3, Davenport Drive, Cleethorpes DN35 9JN	DN35 9JN	DN35 9	05/04/2024	225000	238790	FALSE	House	Semi_Detach	133	1691.73	1795.41	Freehold
123, Sandringham Road, Cleethorpes DN35 9DR	DN35 9DR	DN35 9	10/01/2024	129000	138290	FALSE	House	Terraced	77	1675.32	1795.97	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
64, Sandringham Road, Cleethorpes DN35 9EZ	DN35 9EZ	DN35 9	23/01/2026	145000	144030	FALSE	House	Semi_Detach	80	1812.5	1800.38	Freehold
21, Ashridge Drive, Cleethorpes DN35 9NN	DN35 9NN	DN35 9	12/12/2025	155000	154851	FALSE	House	Semi_Detach	86	1802.33	1800.59	Leasehold
81, Lady Frances Crescent, Cleethorpes DN35 9JX	DN35 9JX	DN35 9	20/02/2026	177000	173971	FALSE	House	Other	96	1843.75	1812.2	Freehold
62, Penshurst Road, Cleethorpes DN35 9EG	DN35 9EG	DN35 9	11/04/2024	123000	130538	FALSE	House	Semi_Detach	72	1708.33	1813.03	Freehold
1, Thoresby Place, Cleethorpes DN35 9AL	DN35 9AL	DN35 9	13/03/2026	187000	185394	FALSE	House	Semi_Detach	102	1833.33	1817.59	Freehold
101, Lady Frances Crescent, Cleethorpes DN35 9JZ	DN35 9JZ	DN35 9	06/01/2023	152500	158905	FALSE	House	Terraced	87	1752.87	1826.49	Freehold
2, Welbeck Road, Cleethorpes DN35 9LX	DN35 9LX	DN35 9	06/08/2025	150000	159031	FALSE	House	Semi_Detach	87	1724.14	1827.94	Freehold
10, Ann Grove, Cleethorpes DN35 9DA	DN35 9DA	DN35 9	02/11/2023	135000	140828	FALSE	House	Semi_Detach	77	1753.25	1828.94	Freehold
2, Blenheim Place, Cleethorpes DN35 9BG	DN35 9BG	DN35 9	31/01/2025	155000	157424	FALSE	House	Semi_Detach	86	1802.33	1830.51	Freehold
27, School Walk, Cleethorpes DN35 9LZ	DN35 9LZ	DN35 9	24/06/2024	145000	152308	FALSE	House	Terraced	83	1746.99	1835.04	Freehold
111, Penshurst Road, Cleethorpes DN35 9ES	DN35 9ES	DN35 9	31/03/2025	165000	166280	FALSE	House	Semi_Detach	90	1833.33	1847.56	Freehold
1, Chester Place, Cleethorpes DN35 9LH	DN35 9LH	DN35 9	30/11/2022	82500	77760	FALSE	House	Flat	42	1964.29	1851.43	Leasehold
42, Penshurst Road, Cleethorpes DN35 9EG	DN35 9EG	DN35 9	05/12/2023	130000	139362	FALSE	House	Terraced	75	1733.33	1858.16	Freehold
45, Warwick Road, Cleethorpes DN35 9EU	DN35 9EU	DN35 9	21/01/2025	151900	154276	FALSE	House	Semi_Detach	83	1830.12	1858.75	Freehold
68, Penshurst Road, Cleethorpes DN35 9EG	DN35 9EG	DN35 9	26/11/2025	120000	121398	FALSE	House	Terraced	65	1846.15	1867.66	Freehold
21, Welbeck Road, Cleethorpes DN35 9LX	DN35 9LX	DN35 9	25/11/2022	155000	157117	FALSE	House	Semi_Detach	84	1845.24	1870.44	Freehold
18, Durham Road, Cleethorpes DN35 9LS	DN35 9LS	DN35 9	24/06/2022	165000	174400	FALSE	House	Semi_Detach	93	1774.19	1875.27	Freehold
3, Thornton Crescent, Cleethorpes DN35 9AZ	DN35 9AZ	DN35 9	08/09/2025	160000	168943	FALSE	House	Semi_Detach	90	1777.78	1877.14	Freehold
7, Lady Frances Crescent, Cleethorpes DN35 9JU	DN35 9JU	DN35 9	16/10/2023	155000	159595	FALSE	House	Terraced	85	1823.53	1877.59	Freehold
27, Ashby Road, Cleethorpes DN35 9PF	DN35 9PF	DN35 9	23/02/2024	245000	258148	FALSE	House	Detached	137	1788.32	1884.29	Freehold
131, Davenport Drive, Cleethorpes DN35 9NB	DN35 9NB	DN35 9	30/04/2025	160000	161085	FALSE	House	Semi_Detach	85	1882.35	1895.12	Freehold
27, Normandy Road, Cleethorpes DN35 9JA	DN35 9JA	DN35 9	28/02/2025	160000	163291	FALSE	House	Terraced	86	1860.47	1898.73	Freehold
127, Clee Road, Cleethorpes DN35 9HY	DN35 9HY	DN35 9	23/02/2022	160000	176985	FALSE	House	Terraced	93	1720.43	1903.06	Freehold
73, Sandringham Road, Cleethorpes DN35 9DS	DN35 9DS	DN35 9	17/01/2025	155000	158033	FALSE	House	Terraced	83	1867.47	1904.01	Freehold
35, Highthorpe Crescent, Cleethorpes DN35 9PZ	DN35 9PZ	DN35 9	12/08/2024	157000	162244	FALSE	Bungalow	Detached	85	1847.06	1908.75	Freehold
7, Mill Garth, Cleethorpes DN35 9PU	DN35 9PU	DN35 9	22/11/2024	255000	263627	FALSE	House	Semi_Detach	138	1847.83	1910.34	Freehold
91, Sandringham Road, Cleethorpes DN35 9DS	DN35 9DS	DN35 9	10/04/2026	155250	153041	FALSE	House	Semi_Detach	80	1940.63	1913.01	Freehold
109, Clee Road, Cleethorpes DN35 9HY	DN35 9HY	DN35 9	29/11/2024	165000	170735	FALSE	House	Terraced	89	1853.93	1918.37	Freehold
28, Penshurst Road, Cleethorpes DN35 9EG	DN35 9EG	DN35 9	24/01/2024	141000	149641	FALSE	House	Semi_Detach	78	1807.69	1918.47	Freehold
16, Swaby Drive, Cleethorpes DN35 9PB	DN35 9PB	DN35 9	16/08/2024	180000	186461	FALSE	House	Semi_Detach	97	1855.67	1922.28	Freehold
225, Sandringham Road, Cleethorpes DN35 9AB	DN35 9AB	DN35 9	31/07/2023	152500	160048	FALSE	House	Semi_Detach	83	1837.35	1928.29	Freehold
106, Penshurst Road, Cleethorpes DN35 9EN	DN35 9EN	DN35 9	20/09/2024	139000	144710	FALSE	House	Semi_Detach	75	1853.33	1929.47	Freehold
42, Ashby Road, Cleethorpes DN35 9PQ	DN35 9PQ	DN35 9	11/04/2025	290000	291967	FALSE	House	Semi_Detach	151	1920.53	1933.56	Freehold
8, Penshurst Road, Cleethorpes DN35 9EG	DN35 9EG	DN35 9	26/01/2026	183000	181775	FALSE	House	Semi_Detach	94	1946.81	1933.78	Freehold
31, Chatsworth Place, Cleethorpes DN35 9NG	DN35 9NG	DN35 9	01/09/2023	145000	149311	FALSE	House	Semi_Detach	77	1883.12	1939.1	Freehold
28, Swaby Drive, Cleethorpes DN35 9PB	DN35 9PB	DN35 9	05/09/2024	148500	154601	FALSE	House	Semi_Detach	79	1879.75	1956.97	Freehold
81, Warwick Road, Cleethorpes DN35 9EU	DN35 9EU	DN35 9	03/02/2023	158000	169414	FALSE	House	Semi_Detach	86	1837.21	1969.93	Freehold
63, Davenport Drive, Cleethorpes DN35 9JP	DN35 9JP	DN35 9	19/12/2024	175000	177737	FALSE	House	Semi_Detach	90	1944.44	1974.86	Freehold
1, Stevenson Place, Cleethorpes DN35 9JH	DN35 9JH	DN35 9	27/02/2023	197500	211767	FALSE	House	Semi_Detach	107	1845.79	1979.13	Freehold
72, Penshurst Road, Cleethorpes DN35 9EG	DN35 9EG	DN35 9	01/04/2026	129000	127290	FALSE	House	Terraced	64	2015.63	1988.91	Freehold
43, Warwick Road, Cleethorpes DN35 9EU	DN35 9EU	DN35 9	18/11/2022	150000	152049	FALSE	House	Semi_Detach	76	1973.68	2000.64	Freehold
122, Sandringham Road, Cleethorpes DN35 9DP	DN35 9DP	DN35 9	12/09/2025	150000	158384	FALSE	House	Semi_Detach	79	1898.73	2004.86	Freehold
27, Swaby Drive, Cleethorpes DN35 9PB	DN35 9PB	DN35 9	21/03/2025	193000	194498	FALSE	House	Semi_Detach	97	1989.69	2005.13	Freehold
7, Brian Avenue, Cleethorpes DN35 9BY	DN35 9BY	DN35 9	27/05/2022	190000	204782	FALSE	House	Semi_Detach	102	1862.75	2007.67	Freehold
2, Newstead Road, Cleethorpes DN35 9AF	DN35 9AF	DN35 9	28/04/2023	187500	200838	FALSE	House	Semi_Detach	100	1875	2008.38	Freehold
13, Terrington Place, Cleethorpes DN35 9EH	DN35 9EH	DN35 9	26/04/2024	182000	193154	FALSE	House	Semi_Detach	96	1895.83	2012.02	Freehold
171, Clee Road, Cleethorpes DN35 9HX	DN35 9HX	DN35 9	04/07/2022	200000	204326	FALSE	House	Semi_Detach	101	1980.2	2023.03	Freehold
1a, Normandy Road, Cleethorpes DN35 9JA	DN35 9JA	DN35 9	27/11/2024	139000	143702	FALSE	House	Semi_Detach	71	1957.75	2023.97	Freehold
30, Mill Garth, Cleethorpes DN35 9PU	DN35 9PU	DN35 9	01/05/2024	175000	184220	FALSE	House	Semi_Detach	91	1923.08	2024.4	Freehold
47, Warwick Road, Cleethorpes DN35 9EU	DN35 9EU	DN35 9	01/02/2022	162000	178682	FALSE	House	Semi_Detach	88	1840.91	2030.48	Freehold
29, Sandringham Road, Cleethorpes DN35 9HA	DN35 9HA	DN35 9	03/03/2023	152000	165543	FALSE	House	Semi_Detach	81	1876.54	2043.74	Freehold
27, Davenport Drive, Cleethorpes DN35 9JW	DN35 9JW	DN35 9	28/01/2022	155100	171801	FALSE	House	Semi_Detach	84	1846.43	2045.25	Freehold
39, Swaby Drive, Cleethorpes DN35 9PB	DN35 9PB	DN35 9	11/02/2022	160000	176476	FALSE	Bungalow	Semi_Detach	86	1860.47	2052.05	Freehold
58, Montgomery Road, Cleethorpes DN35 9JQ	DN35 9JQ	DN35 9	12/12/2025	185000	184822	FALSE	House	Semi_Detach	90	2055.56	2053.58	Freehold
24, Davenport Drive, Cleethorpes DN35 9JS	DN35 9JS	DN35 9	29/11/2024	175000	180920	FALSE	House	Semi_Detach	88	1988.64	2055.91	Freehold
60, Sandringham Road, Cleethorpes DN35 9EZ	DN35 9EZ	DN35 9	21/02/2025	164000	167055	FALSE	House	Semi_Detach	81	2024.69	2062.41	Freehold
18, Normandy Road, Cleethorpes DN35 9JD	DN35 9JD	DN35 9	13/09/2024	165000	171779	FALSE	House	Semi_Detach	83	1987.95	2069.63	Freehold
77, Penshurst Road, Cleethorpes DN35 9EL	DN35 9EL	DN35 9	16/12/2022	130000	132544	FALSE	House	Terraced	64	2031.25	2071	Freehold
83, Sandringham Road, Cleethorpes DN35 9DS	DN35 9DS	DN35 9	11/11/2022	170000	172322	FALSE	House	Semi_Detach	83	2048.19	2076.17	Freehold
21, Warwick Road, Cleethorpes DN35 9EU	DN35 9EU	DN35 9	13/05/2022	159950	172394	FALSE	House	Semi_Detach	83	1927.11	2077.04	Freehold
8, Braemar Road, Cleethorpes DN35 9AU	DN35 9AU	DN35 9	01/03/2024	168500	178644	FALSE	House	Semi_Detach	86	1959.3	2077.26	Freehold
44, Swaby Drive, Cleethorpes DN35 9PB	DN35 9PB	DN35 9	26/09/2024	174000	181148	FALSE	House	Semi_Detach	87	2000	2082.16	Freehold
83, Penshurst Road, Cleethorpes DN35 9EL	DN35 9EL	DN35 9	29/11/2022	168500	170795	FALSE	House	Terraced	82	2054.88	2082.87	Freehold
4, Braemar Road, Cleethorpes DN35 9AU	DN35 9AU	DN35 9	15/07/2022	200000	204326	FALSE	House	Semi_Detach	98	2040.82	2084.96	Freehold
9, Blenheim Place, Cleethorpes DN35 9BG	DN35 9BG	DN35 9	14/04/2023	179500	192269	FALSE	House	Semi_Detach	92	1951.09	2089.88	Freehold
39, Braemar Road, Cleethorpes DN35 9AU	DN35 9AU	DN35 9	01/05/2024	155000	163166	FALSE	House	Semi_Detach	78	1987.18	2091.87	Freehold
9, Durham Road, Cleethorpes DN35 9LU	DN35 9LU	DN35 9	24/01/2022	170000	188305	FALSE	House	Semi_Detach	90	1888.89	2092.28	Freehold
24, Lynton Rise, Cleethorpes DN35 9AR	DN35 9AR	DN35 9	23/02/2023	142500	152794	FALSE	House	Semi_Detach	73	1952.05	2093.07	Freehold
45, Sandringham Road, Cleethorpes DN35 9DT	DN35 9DT	DN35 9	03/10/2023	165000	169570	FALSE	House	Semi_Detach	81	2037.04	2093.46	Freehold
46, Craithie Road, Cleethorpes DN35 9AX	DN35 9AX	DN35 9	02/12/2024	130000	132033	FALSE	Bungalow	Semi_Detach	63	2063.49	2095.76	Freehold
142, Davenport Drive, Cleethorpes DN35 9NJ	DN35 9NJ	DN35 9	19/06/2025	225000	236854	FALSE	House	Semi_Detach	113	1991.15	2096.05	Freehold
40, Braemar Road, Cleethorpes DN35 9AT	DN35 9AT	DN35 9	24/01/2023	180000	187020	FALSE	House	Semi_Detach	89	2022.47	2101.35	Freehold
9, Warwick Road, Cleethorpes DN35 9EU	DN35 9EU	DN35 9	16/01/2026	167500	166379	FALSE	House	Semi_Detach	79	2120.25	2106.06	Freehold
12, Terrington Place, Cleethorpes DN35 9EH	DN35 9EH	DN35 9	18/08/2025	155000	164332	FALSE	Bungalow	Semi_Detach	78	1987.18	2106.82	Freehold
88, Curzon Avenue, Cleethorpes DN35 9HQ	DN35 9HQ	DN35 9	15/04/2024	135000	143274	FALSE	Bungalow	Semi_Detach	68	1985.29	2106.97	Freehold
153, Sandringham Road, Cleethorpes DN35 9BP	DN35 9BP	DN35 9	28/10/2022	158000	160464	FALSE	House	Terraced	76	2078.95	2111.37	Freehold
16, Belmont Close, Cleethorpes DN35 9PJ	DN35 9PJ	DN35 9	24/02/2025	170000	173167	FALSE	House	Semi_Detach	82	2073.17	2111.79	Freehold
86, Curzon Avenue, Cleethorpes DN35 9HQ	DN35 9HQ	DN35 9	06/01/2025	142000	144221	FALSE	Bungalow	Semi_Detach	68	2088.24	2120.9	Freehold
20, Philip Avenue, Cleethorpes DN35 9DJ	DN35 9DJ	DN35 9	14/10/2022	157000	157000	FALSE	Bungalow	Detached	74	2121.62	2121.62	Freehold
28, Middlethorpe Road, Cleethorpes DN35 9QF	DN35 9QF	DN35 9	07/10/2022	190000	193160	FALSE	House	Semi_Detach	91	2087.91	2122.64	Freehold
33, Normandy Road, Cleethorpes DN35 9JA	DN35 9JA	DN35 9	26/03/2025	175000	176358	FALSE	House	Semi_Detach	83	2108.43	2124.8	Freehold
119, Sandringham Road, Cleethorpes DN35 9DR	DN35 9DR	DN35 9	19/09/2025	163000	172111	FALSE	House	Semi_Detach	81	2012.35	2124.83	Freehold
36, Lady Frances Crescent, Cleethorpes DN35 9JY	DN35 9JY	DN35 9	26/08/2022	210000	212661	FALSE	House	Semi_Detach	100	2100	2126.61	Freehold
16, Braemar Road, Cleethorpes DN35 9AU	DN35 9AU	DN35 9	23/01/2026	182000	180782	FALSE	House	Semi_Detach	85	2141.18	2126.85	Freehold
19, Itterby Crescent, Cleethorpes DN35 9QJ	DN35 9QJ	DN35 9	14/07/2023	195000	204652	FALSE	House	Semi_Detach	96	2031.25	2131.79	Freehold
1, Craithie Road, Cleethorpes DN35 9AY	DN35 9AY	DN35 9	15/07/2022	205000	206823	FALSE	House	Detached	97	2113.4	2132.2	Freehold
28, Brian Avenue, Cleethorpes DN35 9DD	DN35 9DD	DN35 9	12/01/2024	175000	185725	FALSE	House	Semi_Detach	87	2011.49	2134.77	Freehold
10, Stevenson Place, Cleethorpes DN35 9JH	DN35 9JH	DN35 9	01/07/2022	186000	190024	FALSE	House	Semi_Detach	89	2089.89	2135.1	Freehold
207, Sandringham Road, Cleethorpes DN35 9AB	DN35 9AB	DN35 9	17/08/2023	168000	173167	FALSE	House	Semi_Detach	81	2074.07	2137.86	Freehold
22, Denby Drive, Cleethorpes DN35 9QQ	DN35 9QQ	DN35 9	15/03/2024	338000	354310	FALSE	House	Detached	165	2048.48	2147.33	Freehold
248, Sandringham Road, Cleethorpes DN35 9AD	DN35 9AD	DN35 9	08/09/2023	165000	169906	FALSE	House	Semi_Detach	79	2088.61	2150.71	Freehold
38, Middlethorpe Road, Cleethorpes DN35 9QF	DN35 9QF	DN35 9	09/12/2024	210000	213284	FALSE	House	Semi_Detach	99	2121.21	2154.38	Freehold
4, Stevenson Place, Cleethorpes DN35 9JH	DN35 9JH	DN35 9	13/02/2025	180000	183353	FALSE	House	Semi_Detach	85	2117.65	2157.09	Freehold
3, Curzon Court, Cleethorpes DN35 9HE	DN35 9HE	DN35 9	08/09/2023	166000	170936	FALSE	House	Semi_Detach	79	2101.27	2163.75	Freehold
171, Sandringham Road, Cleethorpes DN35 9AB	DN35 9AB	DN35 9	31/01/2025	177000	179768	FALSE	House	Semi_Detach	83	2132.53	2165.88	Freehold
4, Cherry Dale, Cleethorpes DN35 9PS	DN35 9PS	DN35 9	01/04/2022	145000	156001	FALSE	Bungalow	Detached	72	2013.89	2166.68	Freehold
29, Warwick Road, Cleethorpes DN35 9EU	DN35 9EU	DN35 9	20/12/2024	160000	162502	FALSE	House	Semi_Detach	75	2133.33	2166.69	Freehold
30, Grainsby Avenue, Cleethorpes DN35 9PA	DN35 9PA	DN35 9	26/01/2026	305000	301749	FALSE	House	Detached	139	2194.24	2170.86	Freehold
17, Braemar Road, Cleethorpes DN35 9AU	DN35 9AU	DN35 9	18/10/2024	170000	176277	FALSE	House	Semi_Detach	81	2098.77	2176.26	Freehold
8, Warwick Road, Cleethorpes DN35 9EY	DN35 9EY	DN35 9	01/03/2024	165000	172962	FALSE	House	Detached	79	2088.61	2189.39	Freehold
32, Chatsworth Place, Cleethorpes DN35 9NG	DN35 9NG	DN35 9	18/07/2024	170000	177518	FALSE	House	Semi_Detach	81	2098.77	2191.58	Freehold
10, Blenheim Place, Cleethorpes DN35 9BG	DN35 9BG	DN35 9	13/01/2023	220250	228840	FALSE	House	Semi_Detach	104	2117.79	2200.38	Freehold
70, Curzon Avenue, Cleethorpes DN35 9HF	DN35 9HF	DN35 9	12/09/2025	182000	192173	FALSE	Bungalow	Semi_Detach	87	2091.95	2208.89	Freehold
1, Curzon Court, Cleethorpes DN35 9HE	DN35 9HE	DN35 9	11/04/2022	145000	159087	FALSE	Bungalow	Semi_Detach	72	2013.89	2209.54	Freehold
1, Ashridge Drive, Cleethorpes DN35 9NN	DN35 9NN	DN35 9	16/01/2024	210000	219233	FALSE	House	Detached	99	2121.21	2214.47	Freehold
36, Middlethorpe Road, Cleethorpes DN35 9QF	DN35 9QF	DN35 9	27/10/2023	250000	256924	FALSE	House	Semi_Detach	116	2155.17	2214.86	Freehold
50, Penshurst Road, Cleethorpes DN35 9EG	DN35 9EG	DN35 9	21/11/2022	162000	164206	FALSE	House	Terraced	74	2189.19	2219	Freehold
120, Middlethorpe Road, Cleethorpes DN35 9PR	DN35 9PR	DN35 9	18/08/2023	405000	411039	FALSE	House	Detached	185	2189.19	2221.83	Freehold
34, Ashridge Drive, Cleethorpes DN35 9NN	DN35 9NN	DN35 9	07/10/2022	212000	215526	FALSE	House	Semi_Detach	97	2185.57	2221.92	Freehold
75, Middlethorpe Road, Cleethorpes DN35 9PP	DN35 9PP	DN35 9	31/05/2022	177500	191310	FALSE	House	Semi_Detach	86	2063.95	2224.53	Freehold
17, Belmont Close, Cleethorpes DN35 9PJ	DN35 9PJ	DN35 9	07/02/2025	195000	196153	FALSE	House	Detached	88	2215.91	2229.01	Freehold
16, Newstead Road, Cleethorpes DN35 9AN	DN35 9AN	DN35 9	16/12/2024	177500	180797	FALSE	House	Terraced	81	2191.36	2232.06	Freehold
33, Braemar Road, Cleethorpes DN35 9AU	DN35 9AU	DN35 9	23/01/2026	200000	198662	FALSE	House	Semi_Detach	89	2247.19	2232.16	Freehold
13, Philip Grove, Cleethorpes DN35 9DH	DN35 9DH	DN35 9	27/10/2023	137000	140794	FALSE	Bungalow	Semi_Detach	63	2174.6	2234.83	Freehold
13, Craithie Road, Cleethorpes DN35 9AY	DN35 9AY	DN35 9	06/11/2024	173000	178853	FALSE	House	Semi_Detach	80	2162.5	2235.66	Freehold
146, Penshurst Road, Cleethorpes DN35 9EN	DN35 9EN	DN35 9	02/11/2023	175000	184006	FALSE	House	Terraced	82	2134.15	2243.98	Freehold
58, Sandringham Road, Cleethorpes DN35 9EZ	DN35 9EZ	DN35 9	19/04/2024	165000	175112	FALSE	House	Semi_Detach	78	2115.38	2245.03	Freehold
7, Ingram Place, Cleethorpes DN35 9QP	DN35 9QP	DN35 9	05/08/2025	292500	308515	FALSE	House	Detached	137	2135.04	2251.93	Freehold
46, Lynton Rise, Cleethorpes DN35 9AP	DN35 9AP	DN35 9	14/01/2022	177000	196059	FALSE	House	Semi_Detach	87	2034.48	2253.55	Freehold
191, Sandringham Road, Cleethorpes DN35 9AB	DN35 9AB	DN35 9	26/06/2025	162000	171723	FALSE	House	Terraced	76	2131.58	2259.51	Freehold
40, Lynton Rise, Cleethorpes DN35 9AP	DN35 9AP	DN35 9	22/08/2022	212500	215192	FALSE	House	Semi_Detach	95	2236.84	2265.18	Freehold
213, Sandringham Road, Cleethorpes DN35 9AB	DN35 9AB	DN35 9	11/09/2023	175000	180203	FALSE	House	Semi_Detach	79	2215.19	2281.05	Freehold
26, Itterby Crescent, Cleethorpes DN35 9QL	DN35 9QL	DN35 9	15/01/2026	197500	196178	FALSE	Bungalow	Semi_Detach	86	2296.51	2281.14	Freehold
43, Penshurst Road, Cleethorpes DN35 9EJ	DN35 9EJ	DN35 9	30/08/2024	133000	137214	FALSE	House	Terraced	60	2216.67	2286.9	Freehold
49, Lynton Rise, Cleethorpes DN35 9AP	DN35 9AP	DN35 9	16/01/2026	179950	178746	FALSE	Bungalow	Semi_Detach	78	2307.05	2291.62	Freehold
7, Highthorpe Crescent, Cleethorpes DN35 9PZ	DN35 9PZ	DN35 9	09/12/2022	165000	168074	FALSE	Bungalow	Semi_Detach	73	2260.27	2302.38	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
19, Middlethorpe Road, Cleethorpes DN35 9QD	DN35 9QD	DN35 9	10/01/2025	220000	223441	FALSE	House	Semi_Detach	97	2268.04	2303.52	Freehold
28, Lynton Rise, Cleethorpes DN35 9AP	DN35 9AP	DN35 9	07/06/2024	178000	186810	FALSE	House	Semi_Detach	81	2197.53	2306.3	Freehold
40, Middlethorpe Road, Cleethorpes DN35 9QF	DN35 9QF	DN35 9	26/01/2024	200000	212257	FALSE	House	Semi_Detach	92	2173.91	2307.14	Freehold
12, Green Hill, Cleethorpes DN35 9PT	DN35 9PT	DN35 9	26/05/2023	213800	226210	FALSE	House	Semi_Detach	98	2181.63	2308.27	Freehold
183, Sandringham Road, Cleethorpes DN35 9AB	DN35 9AB	DN35 9	03/09/2025	168400	177813	FALSE	House	Semi_Detach	77	2187.01	2309.26	Freehold
23, Warwick Road, Cleethorpes DN35 9EU	DN35 9EU	DN35 9	18/07/2025	187500	201878	FALSE	House	Semi_Detach	87	2155.17	2320.44	Freehold
2, Lynton Rise, Cleethorpes DN35 9AS	DN35 9AS	DN35 9	11/03/2022	195000	208914	FALSE	House	Detached	90	2166.67	2321.27	Freehold
19, Brian Avenue, Cleethorpes DN35 9BY	DN35 9BY	DN35 9	03/02/2025	155000	157887	FALSE	House	Semi_Detach	68	2279.41	2321.87	Freehold
27, Welbeck Road, Cleethorpes DN35 9LX	DN35 9LX	DN35 9	18/12/2023	175000	185915	FALSE	House	Semi_Detach	80	2187.5	2323.94	Freehold
19, Warwick Road, Cleethorpes DN35 9EU	DN35 9EU	DN35 9	20/10/2022	187500	190619	FALSE	House	Semi_Detach	82	2286.59	2324.62	Freehold
18, Brampton Way, Cleethorpes DN35 9PW	DN35 9PW	DN35 9	11/08/2023	192500	198420	FALSE	House	Semi_Detach	85	2264.71	2334.35	Freehold
32, Ashridge Drive, Cleethorpes DN35 9NN	DN35 9NN	DN35 9	29/04/2022	180000	197487	FALSE	House	Semi_Detach	84	2142.86	2351.04	Freehold
26, Brian Avenue, Cleethorpes DN35 9DD	DN35 9DD	DN35 9	04/05/2023	169000	178810	FALSE	Bungalow	Semi_Detach	76	2223.68	2352.76	Freehold
32, Normandy Road, Cleethorpes DN35 9JD	DN35 9JD	DN35 9	12/09/2025	185000	195340	FALSE	House	Semi_Detach	83	2228.92	2353.49	Freehold
5, Elwyn Place, Cleethorpes DN35 9QN	DN35 9QN	DN35 9	19/09/2025	197500	207456	FALSE	Bungalow	Detached	88	2244.32	2357.45	Freehold
2b, Normandy Road, Cleethorpes DN35 9JB	DN35 9JB	DN35 9	28/04/2023	183000	196018	FALSE	House	Semi_Detach	83	2204.82	2361.66	Freehold
27, Braemar Road, Cleethorpes DN35 9AU	DN35 9AU	DN35 9	22/11/2023	183500	191422	FALSE	House	Semi_Detach	81	2265.43	2363.23	Freehold
19a, Penshurst Road, Cleethorpes DN35 9EJ	DN35 9EJ	DN35 9	08/05/2024	155000	163166	FALSE	House	Semi_Detach	69	2246.38	2364.72	Freehold
14, Newstead Road, Cleethorpes DN35 9AN	DN35 9AN	DN35 9	22/02/2024	180000	192012	FALSE	House	Semi_Detach	81	2222.22	2370.52	Freehold
55, Itterby Crescent, Cleethorpes DN35 9QJ	DN35 9QJ	DN35 9	13/06/2025	190000	197144	FALSE	Bungalow	Detached	83	2289.16	2375.23	Freehold
4, James Major Court, Cleethorpes DN35 9HG	DN35 9HG	DN35 9	25/09/2023	145000	150040	FALSE	House	Terraced	63	2301.59	2381.59	Freehold
10, Dudley Place, Cleethorpes DN35 9EW	DN35 9EW	DN35 9	16/01/2025	138500	140666	FALSE	Bungalow	Semi_Detach	59	2347.46	2384.17	Freehold
21, Penshurst Road, Cleethorpes DN35 9EJ	DN35 9EJ	DN35 9	11/02/2025	178000	181316	FALSE	House	Semi_Detach	76	2342.11	2385.74	Freehold
94, Penshurst Road, Cleethorpes DN35 9EN	DN35 9EN	DN35 9	20/12/2022	122000	124273	FALSE	House	Semi_Detach	52	2346.15	2389.87	Freehold
8, Dudley Place, Cleethorpes DN35 9EW	DN35 9EW	DN35 9	15/06/2023	145000	150655	FALSE	Bungalow	Semi_Detach	63	2301.59	2391.35	Freehold
10, Philip Avenue, Cleethorpes DN35 9DQ	DN35 9DQ	DN35 9	19/09/2024	200000	208216	FALSE	Bungalow	Semi_Detach	87	2298.85	2393.29	Freehold
2, James Major Court, Cleethorpes DN35 9HG	DN35 9HG	DN35 9	31/03/2025	143500	143914	FALSE	House	Terraced	60	2391.67	2398.57	Freehold
95, Warwick Road, Cleethorpes DN35 9EU	DN35 9EU	DN35 9	21/11/2025	160000	160787	FALSE	Bungalow	Detached	67	2388.06	2399.81	Freehold
4, Hewitts Manor, Cleethorpes DN35 9QT	DN35 9QT	DN35 9	19/07/2024	335000	348660	FALSE	House	Detached	145	2310.34	2404.55	Freehold
4, Kenilworth Road, Cleethorpes DN35 9EF	DN35 9EF	DN35 9	28/01/2022	165000	182767	FALSE	House	Semi_Detach	76	2171.05	2404.83	Freehold
134, Penshurst Road, Cleethorpes DN35 9EN	DN35 9EN	DN35 9	08/08/2025	168000	178114	FALSE	House	Semi_Detach	74	2270.27	2406.95	Freehold
3, Mill Garth, Cleethorpes DN35 9PU	DN35 9PU	DN35 9	18/02/2022	160000	176476	FALSE	Bungalow	Semi_Detach	73	2191.78	2417.48	Freehold
2, Davenport Drive, Cleethorpes DN35 9JT	DN35 9JT	DN35 9	22/09/2023	215000	217989	FALSE	House	Detached	90	2388.89	2422.1	Freehold
105, Lady Frances Crescent, Cleethorpes DN35 9JZ	DN35 9JZ	DN35 9	28/01/2022	181500	201043	FALSE	House	Semi_Detach	83	2186.75	2422.2	Freehold
13, Curzon Court, Cleethorpes DN35 9HE	DN35 9HE	DN35 9	01/12/2023	159950	169926	FALSE	Bungalow	Semi_Detach	70	2285	2427.51	Freehold
40, Brian Avenue, Cleethorpes DN35 9DD	DN35 9DD	DN35 9	11/11/2022	173000	175363	FALSE	House	Semi_Detach	72	2402.78	2435.6	Freehold
44, Halton Place, Cleethorpes DN35 9BU	DN35 9BU	DN35 9	30/04/2025	177000	178201	FALSE	House	Semi_Detach	73	2424.66	2441.11	Freehold
20, Penshurst Road, Cleethorpes DN35 9EG	DN35 9EG	DN35 9	22/11/2024	170000	175909	FALSE	House	Terraced	72	2361.11	2443.18	Freehold
19, James Major Court, Cleethorpes DN35 9HG	DN35 9HG	DN35 9	22/04/2022	185000	202973	FALSE	House	Semi_Detach	83	2228.92	2445.46	Freehold
90, Curzon Avenue, Cleethorpes DN35 9HQ	DN35 9HQ	DN35 9	29/08/2025	157500	166982	FALSE	Bungalow	Semi_Detach	68	2316.18	2455.62	Freehold
164, Penshurst Road, Cleethorpes DN35 9EN	DN35 9EN	DN35 9	16/02/2026	175000	172346	FALSE	House	Semi_Detach	70	2500	2462.09	Freehold
109, Sandringham Road, Cleethorpes DN35 9DR	DN35 9DR	DN35 9	02/03/2023	175000	192963	FALSE	House	Terraced	78	2243.59	2473.88	Freehold
65, Itterby Crescent, Cleethorpes DN35 9QJ	DN35 9QJ	DN35 9	28/10/2024	207000	213051	FALSE	Bungalow	Detached	86	2406.98	2477.34	Freehold
48, Itterby Crescent, Cleethorpes DN35 9QL	DN35 9QL	DN35 9	29/11/2024	220000	225749	FALSE	Bungalow	Detached	91	2417.58	2480.76	Freehold
33, Swaby Drive, Cleethorpes DN35 9PB	DN35 9PB	DN35 9	28/07/2025	200000	213375	FALSE	House	Detached	86	2325.58	2481.1	Freehold
10, Swaby Drive, Cleethorpes DN35 9PB	DN35 9PB	DN35 9	08/05/2025	175000	179669	FALSE	Bungalow	Semi_Detach	72	2430.56	2495.4	Freehold
27, Penshurst Road, Cleethorpes DN35 9EJ	DN35 9EJ	DN35 9	10/01/2025	182000	184847	FALSE	House	Semi_Detach	74	2459.46	2497.93	Freehold
192, Sandringham Road, Cleethorpes DN35 9BS	DN35 9BS	DN35 9	24/11/2022	185000	187527	FALSE	House	Semi_Detach	75	2466.67	2500.36	Freehold
69, Highthorpe Crescent, Cleethorpes DN35 9PX	DN35 9PX	DN35 9	06/03/2025	178800	180187	FALSE	Bungalow	Semi_Detach	72	2483.33	2502.6	Freehold
3, Penshurst Road, Cleethorpes DN35 9EQ	DN35 9EQ	DN35 9	27/10/2025	175000	180203	FALSE	House	Semi_Detach	72	2430.56	2502.82	Freehold
29, Ashridge Drive, Cleethorpes DN35 9NN	DN35 9NN	DN35 9	08/01/2026	239950	238344	FALSE	House	Semi_Detach	95	2525.79	2508.88	Freehold
8, Mill Garth, Cleethorpes DN35 9PU	DN35 9PU	DN35 9	06/10/2023	215000	220955	FALSE	House	Semi_Detach	88	2443.18	2510.85	Freehold
24, Dudley Place, Cleethorpes DN35 9EW	DN35 9EW	DN35 9	27/03/2026	145000	143755	FALSE	Bungalow	Semi_Detach	57	2543.86	2522.02	Freehold
50, Philip Grove, Cleethorpes DN35 9DH	DN35 9DH	DN35 9	21/09/2023	140000	144163	FALSE	Bungalow	Semi_Detach	57	2456.14	2529.18	Freehold
13a, Penshurst Road, Cleethorpes DN35 9EJ	DN35 9EJ	DN35 9	19/11/2024	179000	185056	FALSE	House	Semi_Detach	73	2452.05	2535.01	Freehold
46, Middlethorpe Road, Cleethorpes DN35 9QF	DN35 9QF	DN35 9	02/01/2026	230000	228461	FALSE	House	Semi_Detach	90	2555.56	2538.46	Freehold
9, Ashridge Drive, Cleethorpes DN35 9NN	DN35 9NN	DN35 9	07/10/2022	195000	198244	FALSE	House	Semi_Detach	78	2500	2541.59	Freehold
60, Warwick Road, Cleethorpes DN35 9ET	DN35 9ET	DN35 9	24/06/2022	152000	160659	FALSE	Bungalow	Semi_Detach	63	2412.7	2550.14	Freehold
14, Cridling Place, Cleethorpes DN35 9ER	DN35 9ER	DN35 9	26/06/2025	180000	186768	FALSE	Bungalow	Detached	73	2465.75	2558.47	Freehold
87, Curzon Avenue, Cleethorpes DN35 9HH	DN35 9HH	DN35 9	22/08/2025	160000	169633	FALSE	Bungalow	Semi_Detach	66	2424.24	2570.2	Freehold
4, Ashby Road, Cleethorpes DN35 9PG	DN35 9PG	DN35 9	05/02/2024	270000	288018	FALSE	House	Semi_Detach	112	2410.71	2571.59	Freehold
6, Irby Court, Cleethorpes DN35 9PD	DN35 9PD	DN35 9	28/05/2024	225000	236854	FALSE	House	Semi_Detach	92	2445.65	2574.5	Freehold
60, Highthorpe Crescent, Cleethorpes DN35 9PY	DN35 9PY	DN35 9	02/08/2024	212500	219598	FALSE	Bungalow	Detached	85	2500	2583.51	Freehold
8, Itterby Crescent, Cleethorpes DN35 9QL	DN35 9QL	DN35 9	26/02/2026	189000	186134	FALSE	House	Semi_Detach	72	2625	2585.19	Freehold
12, Grainsby Avenue, Cleethorpes DN35 9PA	DN35 9PA	DN35 9	27/07/2023	217500	228265	FALSE	House	Semi_Detach	88	2471.59	2593.92	Freehold
56, Warwick Road, Cleethorpes DN35 9EX	DN35 9EX	DN35 9	19/03/2025	233000	233457	FALSE	Bungalow	Detached	90	2588.89	2593.97	Freehold
6, Middlethorpe Road, Cleethorpes DN35 9QB	DN35 9QB	DN35 9	24/02/2023	190000	203725	FALSE	House	Semi_Detach	78	2435.9	2611.86	Freehold
16, Elwyn Place, Cleethorpes DN35 9QN	DN35 9QN	DN35 9	02/08/2024	220000	227348	FALSE	Bungalow	Detached	87	2528.74	2613.2	Freehold
22, Brian Avenue, Cleethorpes DN35 9BZ	DN35 9BZ	DN35 9	05/05/2022	180000	194004	FALSE	Bungalow	Semi_Detach	74	2432.43	2621.68	Freehold
15, Highthorpe Crescent, Cleethorpes DN35 9PZ	DN35 9PZ	DN35 9	12/12/2022	215000	215211	FALSE	Bungalow	Detached	82	2621.95	2624.52	Freehold
13, Swaby Drive, Cleethorpes DN35 9PB	DN35 9PB	DN35 9	20/04/2023	194000	207800	FALSE	Bungalow	Semi_Detach	79	2455.7	2630.38	Freehold
3, Belmont Close, Cleethorpes DN35 9PJ	DN35 9PJ	DN35 9	08/09/2023	210000	216244	FALSE	House	Semi_Detach	82	2560.98	2637.12	Freehold
39, Itterby Crescent, Cleethorpes DN35 9QJ	DN35 9QJ	DN35 9	31/08/2022	219000	219215	FALSE	Bungalow	Detached	83	2638.55	2641.14	Freehold
5, Ingram Place, Cleethorpes DN35 9QP	DN35 9QP	DN35 9	23/01/2026	400000	395736	FALSE	House	Detached	149	2684.56	2655.95	Freehold
203, Sandringham Road, Cleethorpes DN35 9AB	DN35 9AB	DN35 9	20/02/2026	178000	175300	FALSE	House	Semi_Detach	66	2696.97	2656.06	Freehold
18, Braemar Road, Cleethorpes DN35 9AU	DN35 9AU	DN35 9	09/09/2022	190000	191289	FALSE	House	Semi_Detach	72	2638.89	2656.79	Freehold
3, Landsdown Link, Cleethorpes DN35 9PN	DN35 9PN	DN35 9	27/06/2025	277500	287934	FALSE	House	Detached	108	2569.44	2666.06	Freehold
30, Philip Grove, Cleethorpes DN35 9DH	DN35 9DH	DN35 9	08/07/2022	175000	178786	FALSE	House	Semi_Detach	67	2611.94	2668.45	Freehold
14, Mill Garth, Cleethorpes DN35 9PU	DN35 9PU	DN35 9	27/01/2023	179950	186968	FALSE	Bungalow	Semi_Detach	70	2570.71	2670.97	Freehold
7, Elwyn Place, Cleethorpes DN35 9QN	DN35 9QN	DN35 9	23/07/2025	338500	361137	FALSE	House	Detached	135	2507.41	2675.09	Freehold
41, Itterby Crescent, Cleethorpes DN35 9QJ	DN35 9QJ	DN35 9	09/02/2024	225000	237074	FALSE	Bungalow	Detached	88	2556.82	2694.02	Freehold
26, Dudley Place, Cleethorpes DN35 9EW	DN35 9EW	DN35 9	06/12/2023	145000	154044	FALSE	Bungalow	Semi_Detach	57	2543.86	2702.53	Freehold
88, Penshurst Road, Cleethorpes DN35 9EN	DN35 9EN	DN35 9	05/08/2022	195000	197471	FALSE	House	Semi_Detach	73	2671.23	2705.08	Freehold
209, Clee Road, Cleethorpes DN35 9HU	DN35 9HU	DN35 9	21/10/2022	340000	340000	FALSE	House	Detached	125	2720	2720	Freehold
19, Elwyn Place, Cleethorpes DN35 9QN	DN35 9QN	DN35 9	23/03/2026	223500	221118	FALSE	Bungalow	Detached	81	2759.26	2729.85	Freehold
13, Irby Court, Cleethorpes DN35 9PD	DN35 9PD	DN35 9	07/03/2023	179065	195019	FALSE	Bungalow	Semi_Detach	71	2522.04	2746.75	Freehold
4, Irby Court, Cleethorpes DN35 9PD	DN35 9PD	DN35 9	22/05/2025	182000	186856	FALSE	Bungalow	Semi_Detach	68	2676.47	2747.88	Freehold
35, James Major Court, Cleethorpes DN35 9HG	DN35 9HG	DN35 9	06/02/2026	165000	162498	FALSE	Bungalow	Semi_Detach	59	2796.61	2754.2	Freehold
20, Denby Drive, Cleethorpes DN35 9QQ	DN35 9QQ	DN35 9	28/09/2023	318000	322421	FALSE	Bungalow	Detached	117	2717.95	2755.74	Freehold
12, Penshurst Road, Cleethorpes DN35 9EG	DN35 9EG	DN35 9	17/11/2023	177500	185163	FALSE	House	Semi_Detach	67	2649.25	2763.63	Freehold
81, Highthorpe Crescent, Cleethorpes DN35 9PX	DN35 9PX	DN35 9	18/07/2025	189000	203493	FALSE	House	Semi_Detach	73	2589.04	2787.58	Freehold
37, Philip Avenue, Cleethorpes DN35 9DL	DN35 9DL	DN35 9	11/11/2024	162000	167481	FALSE	Bungalow	Semi_Detach	60	2700	2791.35	Freehold
13, Mill Garth, Cleethorpes DN35 9PU	DN35 9PU	DN35 9	24/02/2022	190000	209565	FALSE	Bungalow	Semi_Detach	75	2533.33	2794.2	Freehold
13, Philip Avenue, Cleethorpes DN35 9DL	DN35 9DL	DN35 9	04/06/2024	195000	203991	FALSE	House	Detached	73	2671.23	2794.4	Freehold
50, Craithie Road, Cleethorpes DN35 9AX	DN35 9AX	DN35 9	15/06/2022	170000	179685	FALSE	Bungalow	Semi_Detach	64	2656.25	2807.58	Freehold
9, Halton Place, Cleethorpes DN35 9BT	DN35 9BT	DN35 9	14/01/2022	165000	182767	FALSE	Bungalow	Semi_Detach	65	2538.46	2811.8	Freehold
4, Halton Place, Cleethorpes DN35 9BU	DN35 9BU	DN35 9	28/02/2025	160000	162980	FALSE	Bungalow	Semi_Detach	57	2807.02	2859.3	Freehold
14, Ann Grove, Cleethorpes DN35 9DA	DN35 9DA	DN35 9	30/09/2022	165000	166119	FALSE	Bungalow	Semi_Detach	58	2844.83	2864.12	Freehold
14, Philip Avenue, Cleethorpes DN35 9DJ	DN35 9DJ	DN35 9	21/03/2025	165000	166280	FALSE	Bungalow	Semi_Detach	58	2844.83	2866.9	Freehold
25, Highthorpe Crescent, Cleethorpes DN35 9PZ	DN35 9PZ	DN35 9	15/11/2024	205000	210357	FALSE	Bungalow	Detached	73	2808.22	2881.6	Freehold
4, Brian Avenue, Cleethorpes DN35 9BZ	DN35 9BZ	DN35 9	06/04/2022	185000	202973	FALSE	House	Semi_Detach	70	2642.86	2899.61	Freehold
26, Balmoral Road, Cleethorpes DN35 9NE	DN35 9NE	DN35 9	04/04/2024	154950	165428	FALSE	House	Terraced	57	2718.42	2902.25	Freehold
14, Brampton Way, Cleethorpes DN35 9PW	DN35 9PW	DN35 9	05/08/2022	222000	224813	FALSE	House	Semi_Detach	77	2883.12	2919.65	Freehold
88, Brian Avenue, Cleethorpes DN35 9DG	DN35 9DG	DN35 9	07/01/2025	390000	391534	FALSE	House	Detached	134	2910.45	2921.9	Freehold
12, Haverstoe Place, Cleethorpes DN35 9QG	DN35 9QG	DN35 9	04/08/2025	193000	204619	FALSE	Bungalow	Semi_Detach	70	2757.14	2923.13	Freehold
45, Lynton Rise, Cleethorpes DN35 9AP	DN35 9AP	DN35 9	01/02/2023	150000	160836	FALSE	Bungalow	Semi_Detach	55	2727.27	2924.29	Freehold
18, Grainsby Avenue, Cleethorpes DN35 9PA	DN35 9PA	DN35 9	18/08/2023	250000	257688	FALSE	House	Semi_Detach	88	2840.91	2928.27	Freehold
8, Brian Avenue, Cleethorpes DN35 9BZ	DN35 9BZ	DN35 9	10/11/2023	220000	229498	FALSE	House	Semi_Detach	78	2820.51	2942.28	Freehold
71, Braemar Road, Cleethorpes DN35 9AT	DN35 9AT	DN35 9	30/08/2023	195000	200997	FALSE	Bungalow	Semi_Detach	68	2867.65	2955.84	Freehold
32, Halton Place, Cleethorpes DN35 9BU	DN35 9BU	DN35 9	15/11/2024	169000	174717	FALSE	Bungalow	Semi_Detach	59	2864.41	2961.31	Freehold
60, Itterby Crescent, Cleethorpes DN35 9QL	DN35 9QL	DN35 9	14/07/2023	235000	242849	FALSE	Bungalow	Detached	82	2865.85	2961.57	Freehold
22, Itterby Crescent, Cleethorpes DN35 9QL	DN35 9QL	DN35 9	07/06/2024	192000	201503	FALSE	Bungalow	Semi_Detach	68	2823.53	2963.28	Freehold
5, Cherry Dale, Cleethorpes DN35 9PS	DN35 9PS	DN35 9	04/11/2022	205000	207800	FALSE	Bungalow	Semi_Detach	70	2928.57	2968.57	Freehold
28, Itterby Crescent, Cleethorpes DN35 9QL	DN35 9QL	DN35 9	31/10/2022	190000	193160	FALSE	Bungalow	Semi_Detach	65	2923.08	2971.69	Freehold
32, Philip Avenue, Cleethorpes DN35 9DN	DN35 9DN	DN35 9	09/01/2026	150000	148996	FALSE	Bungalow	Semi_Detach	50	3000	2979.92	Freehold
56, Craithie Road, Cleethorpes DN35 9AX	DN35 9AX	DN35 9	01/02/2024	185000	194928	FALSE	Bungalow	Detached	65	2846.15	2998.89	Freehold
35, Swaby Drive, Cleethorpes DN35 9PB	DN35 9PB	DN35 9	06/10/2023	225000	231231	FALSE	House	Semi_Detach	77	2922.08	3003	Freehold
48, Highthorpe Crescent, Cleethorpes DN35 9PY	DN35 9PY	DN35 9	15/10/2024	255000	262455	FALSE	Bungalow	Detached	87	2931.03	3016.72	Freehold
31, Lynton Rise, Cleethorpes DN35 9AW	DN35 9AW	DN35 9	08/07/2022	163000	166526	FALSE	Bungalow	Semi_Detach	55	2963.64	3027.75	Freehold
23, Lynton Rise, Cleethorpes DN35 9AW	DN35 9AW	DN35 9	13/05/2022	166000	178915	FALSE	Bungalow	Semi_Detach	59	2813.56	3032.46	Freehold
89, Brian Avenue, Cleethorpes DN35 9DE	DN35 9DE	DN35 9	22/08/2025	325000	342794	FALSE	House	Detached	113	2876.11	3033.58	Freehold
19, Penshurst Road, Cleethorpes DN35 9EJ	DN35 9EJ	DN35 9	28/10/2022	195000	198244	FALSE	House	Semi_Detach	65	3000	3049.91	Freehold
105, Brian Avenue, Cleethorpes DN35 9DF	DN35 9DF	DN35 9	12/07/2024	320000	333048	FALSE	Bungalow	Detached	109	2935.78	3055.49	Freehold
21, Terrington Place, Cleethorpes DN35 9EH	DN35 9EH	DN35 9	22/11/2024	175000	180920	FALSE	Bungalow	Semi_Detach	59	2966.1	3066.44	Freehold
38, Philip Grove, Cleethorpes DN35 9DH	DN35 9DH	DN35 9	04/09/2024	209500	218107	FALSE	House	Semi_Detach	71	2950.7	3071.93	Freehold
139, Sandringham Road, Cleethorpes DN35 9BP	DN35 9BP	DN35 9	07/07/2023	183000	192058	FALSE	House	Semi_Detach	62	2951.61	3097.71	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
7, Grainsby Avenue, Cleethorpes DN35 9PA	DN35 9PA	DN35 9	24/02/2023	220000	235893	FALSE	House	Semi_Detach	76	2894.74	3103.86	Freehold
13, Elwyn Place, Cleethorpes DN35 9QN	DN35 9QN	DN35 9	03/11/2023	247500	254223	FALSE	Bungalow	Detached	81	3055.56	3138.56	Freehold
13, Lynton Rise, Cleethorpes DN35 9AW	DN35 9AW	DN35 9	03/03/2023	165000	179701	FALSE	Bungalow	Semi_Detach	57	2894.74	3152.65	Freehold
14, Dudley Place, Cleethorpes DN35 9EW	DN35 9EW	DN35 9	27/07/2023	215000	222181	FALSE	Bungalow	Detached	70	3071.43	3174.01	Freehold
147, Clee Road, Cleethorpes DN35 9HY	DN35 9HY	DN35 9	24/03/2023	150000	165397	FALSE	House	Terraced	52	2884.62	3180.71	Freehold
104, Penshurst Road, Cleethorpes DN35 9EN	DN35 9EN	DN35 9	15/08/2025	197350	209231	FALSE	House	Semi_Detach	65	3036.15	3218.94	Freehold
38, James Major Court, Cleethorpes DN35 9HG	DN35 9HG	DN35 9	18/12/2023	169950	180550	FALSE	Bungalow	Semi_Detach	56	3034.82	3224.11	Freehold
17, Highthorpe Crescent, Cleethorpes DN35 9PZ	DN35 9PZ	DN35 9	01/04/2022	225000	242071	FALSE	Bungalow	Detached	75	3000	3227.61	Freehold
3, Brian Avenue, Cleethorpes DN35 9BY	DN35 9BY	DN35 9	24/01/2025	195000	198050	FALSE	Bungalow	Semi_Detach	61	3196.72	3246.72	Freehold
1, Braemar Road, Cleethorpes DN35 9AU	DN35 9AU	DN35 9	05/01/2024	223000	232805	FALSE	Bungalow	Detached	71	3140.85	3278.94	Freehold
67, Curzon Avenue, Cleethorpes DN35 9HJ	DN35 9HJ	DN35 9	29/04/2022	200000	219430	FALSE	Bungalow	Semi_Detach	66	3030.3	3324.7	Freehold
1, Brian Avenue, Cleethorpes DN35 9BY	DN35 9BY	DN35 9	18/03/2025	200000	201552	FALSE	Bungalow	Semi_Detach	60	3333.33	3359.2	Freehold
9, Terrington Place, Cleethorpes DN35 9EH	DN35 9EH	DN35 9	12/03/2025	235000	235461	FALSE	Bungalow	Detached	69	3405.8	3412.48	Freehold
10, Prystie Place, Cleethorpes DN35 9QW	DN35 9QW	DN35 9	24/11/2025	250000	251230	FALSE	Bungalow	Detached	73	3424.66	3441.51	Freehold
6, Highthorpe Crescent, Cleethorpes DN35 9QA	DN35 9QA	DN35 9	04/07/2025	245000	263788	FALSE	Bungalow	Semi_Detach	76	3223.68	3470.89	Freehold
37, James Major Court, Cleethorpes DN35 9HG	DN35 9HG	DN35 9	12/04/2024	178000	188909	FALSE	Bungalow	Semi_Detach	54	3296.3	3498.31	Freehold
23, Highthorpe Crescent, Cleethorpes DN35 9PZ	DN35 9PZ	DN35 9	27/01/2023	255000	260355	FALSE	Bungalow	Detached	69	3695.65	3773.26	Freehold
26, Denby Drive, Cleethorpes DN35 9QQ	DN35 9QQ	DN35 9	15/05/2023	355000	367601	FALSE	Bungalow	Detached	94	3776.6	3910.65	Freehold
54, Middlethorpe Road, Cleethorpes DN35 9QF	DN35 9QF	DN35 9	14/01/2022	200000	221535	FALSE	House	Semi_Detach	55	3636.36	4027.91	Freehold
		DN35 9 Average							82.0212766	2303.63794	2390.05128	
20, Weightman Close, New Waltham, Grimsby DN36 4R	DN36 4RN	DN36 4	12/02/2025	110093	111823	TRUE	House	Other	65	1693.74	1720.35	Freehold
323b, Humberston Fitties, Humberston, Grimsby DN36 4	DN36 4HB	DN36 4	02/02/2022	90000	98581	FALSE	Bungalow	Other	57	1578.95	1729.49	Leasehold
42, Station Avenue, New Waltham, Grimsby DN36 4QT	DN36 4QT	DN36 4	21/11/2024	425000	436106	FALSE	House	Detached	252	1686.51	1730.58	Freehold
126, North Sea Lane, Humberston, Grimsby DN36 4XE	DN36 4XE	DN36 4	11/04/2025	145000	145984	FALSE	House	Semi_Detach	84	1726.19	1737.9	Freehold
10, Pretymen Crescent, New Waltham, Grimsby DN36 4	DN36 4NS	DN36 4	03/06/2025	152000	160008	FALSE	House	Semi_Detach	92	1652.17	1739.22	Freehold
33, Enfield Avenue, New Waltham, Grimsby DN36 4RD	DN36 4RD	DN36 4	12/03/2026	147500	146233	FALSE	House	Semi_Detach	84	1755.95	1740.87	Freehold
17, Midfield Road, Humberston, Grimsby DN36 4TH	DN36 4TH	DN36 4	02/06/2025	200000	207520	FALSE	Bungalow	Detached	119	1680.67	1743.87	Freehold
26, Peterson Drive, New Waltham, Grimsby DN36 4LF	DN36 4LF	DN36 4	29/08/2024	193000	199115	FALSE	House	Terraced	114	1692.98	1746.62	Freehold
27, Lidgard Road, Humberston, Grimsby DN36 4XJ	DN36 4XJ	DN36 4	25/03/2025	207500	207907	FALSE	House	Detached	119	1743.7	1747.12	Freehold
431, Louth Road, New Waltham, Grimsby DN36 4PP	DN36 4PP	DN36 4	10/01/2025	275000	276082	FALSE	House	Detached	157	1751.59	1758.48	Freehold
301a, Humberston Fitties, Humberston, Grimsby DN36 4	DN36 4HB	DN36 4	31/10/2023	112000	114661	FALSE	Bungalow	Other	65	1723.08	1764.02	Leasehold
207, Station Road, New Waltham, Grimsby DN36 4PN	DN36 4PN	DN36 4	21/06/2022	175000	184969	FALSE	Bungalow	Semi_Detach	104	1682.69	1778.55	Freehold
21, Peterson Drive, New Waltham, Grimsby DN36 4GZ	DN36 4GZ	DN36 4	06/05/2022	192500	208943	FALSE	House	Terraced	116	1659.48	1801.23	Freehold
232, Station Road, New Waltham, Grimsby DN36 4PH	DN36 4PH	DN36 4	05/12/2024	285000	286403	FALSE	House	Detached	159	1792.45	1801.28	Freehold
11, Coulam Place, Humberston, Grimsby DN36 4TU	DN36 4TU	DN36 4	02/09/2025	210000	221738	FALSE	House	Semi_Detach	123	1707.32	1802.75	Freehold
9, St Lukes Grove, Humberston, Grimsby DN36 4DU	DN36 4DU	DN36 4	11/02/2026	195000	191622	FALSE	Bungalow	Detached	106	1839.62	1807.75	Freehold
147a, Humberston Fitties, Humberston, Grimsby DN36 4	DN36 4HD	DN36 4	24/06/2022	108000	112289	FALSE	Bungalow	Detached	62	1741.94	1811.11	Leasehold
24, Windermere Crescent, Humberston, Grimsby DN36	DN36 4AX	DN36 4	21/11/2023	270000	277334	FALSE	Bungalow	Detached	153	1764.71	1812.64	Freehold
80, Peterson Drive, New Waltham, Grimsby DN36 4LF	DN36 4LF	DN36 4	07/08/2023	120000	116861	FALSE	House	Flat	64	1875	1825.95	Leasehold
1, Countess Close, New Waltham, Grimsby DN36 4LE	DN36 4LE	DN36 4	14/10/2022	309000	309000	FALSE	House	Detached	169	1828.4	1828.4	Freehold
13, Baron Avenue, New Waltham, Grimsby DN36 4NF	DN36 4NF	DN36 4	29/04/2025	190000	191289	FALSE	House	Semi_Detach	104	1826.92	1839.32	Freehold
40, Peaks Lane, New Waltham, Grimsby DN36 4NB	DN36 4NB	DN36 4	12/12/2024	156000	158440	FALSE	House	Semi_Detach	86	1813.95	1842.33	Freehold
24, Links Drive, Humberston, Grimsby DN36 4ZG	DN36 4ZG	DN36 4	21/11/2025	150000	151748	FALSE	House	Terraced	82	1829.27	1850.59	Freehold
4, Moorland Drive, New Waltham, Grimsby DN36 4NQ	DN36 4NQ	DN36 4	06/05/2025	175000	177786	FALSE	Bungalow	Detached	96	1822.92	1851.94	Freehold
66, Coniston Crescent, Humberston, Grimsby DN36 4BA	DN36 4BA	DN36 4	13/01/2023	132500	135283	FALSE	Bungalow	Detached	73	1815.07	1853.19	Leasehold
20, Garrick Lane, New Waltham, Grimsby DN36 4WD	DN36 4WD	DN36 4	05/08/2022	267000	267262	FALSE	House	Detached	144	1854.17	1855.99	Freehold
16, Pretymen Crescent, New Waltham, Grimsby DN36 4	DN36 4NS	DN36 4	07/09/2023	154000	158579	FALSE	House	Semi_Detach	85	1811.76	1865.64	Freehold
38, Peterson Drive, New Waltham, Grimsby DN36 4LF	DN36 4LF	DN36 4	11/07/2025	210000	226287	FALSE	House	Terraced	121	1735.54	1870.14	Freehold
324a, Humberston Fitties, Humberston, Grimsby DN36 4	DN36 4HA	DN36 4	18/02/2022	110000	118721	FALSE	Bungalow	Detached	63	1746.03	1884.46	Leasehold
37, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	24/06/2022	330000	343106	TRUE	House	Detached	182	1813.19	1885.2	Freehold
52, Humberston Avenue, Humberston, Grimsby DN36 4	DN36 4SS	DN36 4	04/03/2022	750000	803515	FALSE	House	Detached	424	1768.87	1895.08	Freehold
76, Peterson Drive, New Waltham, Grimsby DN36 4LF	DN36 4LF	DN36 4	08/10/2024	124000	121490	FALSE	House	Flat	64	1937.5	1898.28	Leasehold
45, Enfield Avenue, New Waltham, Grimsby DN36 4RD	DN36 4RD	DN36 4	09/08/2024	125000	129487	FALSE	House	Semi_Detach	68	1838.24	1904.22	Freehold
16, Tintagel Way, New Waltham, Grimsby DN36 4GT	DN36 4GT	DN36 4	28/09/2023	297000	301129	FALSE	House	Detached	158	1879.75	1905.88	Freehold
399c, Louth Road, New Waltham, Grimsby DN36 4SA	DN36 4SA	DN36 4	05/06/2024	410000	428904	FALSE	House	Detached	225	1822.22	1906.24	Freehold
86, Peterson Drive, New Waltham, Grimsby DN36 4LF	DN36 4LF	DN36 4	14/02/2024	122000	122253	FALSE	House	Flat	64	1906.25	1910.2	Leasehold
4, Arran Close, New Waltham, Grimsby DN36 4GX	DN36 4GX	DN36 4	12/09/2025	293000	307771	FALSE	House	Detached	160	1831.25	1923.57	Freehold
19, Humberston Fitties, Humberston, Grimsby DN36 4E	DN36 4EU	DN36 4	20/05/2022	120000	126964	FALSE	Bungalow	Detached	66	1818.18	1923.7	Leasehold
21, Peaks Avenue, New Waltham, Grimsby DN36 4LN	DN36 4LN	DN36 4	26/04/2024	156000	165561	FALSE	Bungalow	Semi_Detach	86	1813.95	1925.13	Freehold
18, Rutland Drive, New Waltham, Grimsby DN36 4PA	DN36 4PA	DN36 4	27/03/2026	173000	171514	FALSE	House	Semi_Detach	89	1943.82	1927.12	Freehold
52, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	22/12/2022	335000	335328	TRUE	House	Detached	174	1925.29	1927.17	Freehold
27, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	18/02/2022	325000	350766	TRUE	House	Detached	182	1785.71	1927.29	Freehold
2, Harvey Walk, New Waltham, Grimsby DN36 4HJ	DN36 4HJ	DN36 4	01/07/2022	177500	181340	FALSE	House	Semi_Detach	94	1888.3	1929.15	Freehold
304, Humberston Fitties, Humberston, Grimsby DN36 4	DN36 4HA	DN36 4	28/10/2022	110000	110000	FALSE	Bungalow	Detached	57	1929.82	1929.82	Leasehold
32, Greenlands Avenue, New Waltham, Grimsby DN36 4	DN36 4YE	DN36 4	31/01/2025	285000	286121	FALSE	House	Detached	148	1925.68	1933.25	Freehold
20, Church Lane, Humberston, Grimsby DN36 4HU	DN36 4HU	DN36 4	02/11/2022	200000	199220	FALSE	House	Detached	103	1941.75	1934.17	Freehold
7a, Amethyst Court, New Waltham, Grimsby DN36 4YR	DN36 4YR	DN36 4	24/10/2022	178000	178000	FALSE	Bungalow	Detached	92	1934.78	1934.78	Freehold
133, Humberston Fitties, Humberston, Grimsby DN36 4	DN36 4EZ	DN36 4	21/08/2024	135000	139509	FALSE	Bungalow	Detached	72	1875	1937.63	Leasehold
4, Holme Avenue, New Waltham, Grimsby DN36 4QN	DN36 4QN	DN36 4	26/01/2022	133000	147321	FALSE	House	Semi_Detach	76	1750	1938.43	Freehold
1, Maple Grove, New Waltham, Grimsby DN36 4PU	DN36 4PU	DN36 4	25/04/2022	175000	192001	FALSE	House	Semi_Detach	99	1767.68	1939.4	Freehold
8, Dunbar Avenue, New Waltham, Grimsby DN36 4PY	DN36 4PY	DN36 4	27/10/2023	205000	207644	FALSE	House	Detached	107	1915.89	1940.6	Freehold
5, Pemberton Drive, New Waltham, Grimsby DN36 4PL	DN36 4PL	DN36 4	05/12/2023	185000	196539	FALSE	Bungalow	Semi_Detach	101	1831.68	1945.93	Freehold
39, Mellor Way, New Waltham, Grimsby DN36 4GW	DN36 4GW	DN36 4	27/01/2023	250000	255250	FALSE	House	Detached	131	1908.4	1948.47	Freehold
8, St Thomas Close, Humberston, Grimsby DN36 4HS	DN36 4HS	DN36 4	21/03/2025	255000	255500	FALSE	Bungalow	Detached	131	1946.56	1950.38	Freehold
12, Thompson Road, New Waltham, Grimsby DN36 4HN	DN36 4HN	DN36 4	22/11/2024	295000	304980	FALSE	House	Semi_Detach	156	1891.03	1955	Freehold
8, Thompson Road, New Waltham, Grimsby DN36 4HN	DN36 4HN	DN36 4	15/12/2025	335000	332396	FALSE	House	Detached	170	1970.59	1955.27	Freehold
6, St Peters Crescent, Humberston, Grimsby DN36 4DH	DN36 4DH	DN36 4	05/03/2026	160000	158626	FALSE	Bungalow	Semi_Detach	81	1975.31	1958.35	Freehold
168, North Sea Lane, Humberston, Grimsby DN36 4XB	DN36 4XB	DN36 4	08/03/2022	430000	460682	FALSE	Bungalow	Detached	235	1829.79	1960.35	Freehold
27, Midfield Road, Humberston, Grimsby DN36 4TH	DN36 4TH	DN36 4	27/11/2024	156800	160897	FALSE	Bungalow	Detached	82	1912.2	1962.16	Freehold
11, Barn Owl Close, Humberston, Grimsby DN36 4SH	DN36 4SH	DN36 4	01/07/2022	165000	168890	FALSE	House	Terraced	86	1918.6	1963.84	Freehold
3, St Clements Way, New Waltham, Grimsby DN36 4GU	DN36 4GU	DN36 4	20/12/2023	265000	277218	FALSE	House	Detached	141	1879.43	1966.09	Freehold
186, Humberston Avenue, Humberston, Grimsby DN36	DN36 4TA	DN36 4	15/10/2025	695000	711730	FALSE	House	Detached	362	1919.89	1966.1	Freehold
96, Peterson Drive, New Waltham, Grimsby DN36 4LF	DN36 4LF	DN36 4	11/02/2022	123500	123884	FALSE	House	Flat	63	1960.32	1966.41	Leasehold
2, Mellor Way, New Waltham, Grimsby DN36 4GW	DN36 4GW	DN36 4	22/07/2022	325000	330758	FALSE	House	Other	168	1934.52	1968.8	Freehold
96, North Sea Lane, Humberston, Grimsby DN36 4XE	DN36 4XE	DN36 4	14/04/2022	185000	202973	FALSE	House	Semi_Detach	103	1796.12	1970.61	Freehold
18, Toll Bar Avenue, New Waltham, Grimsby DN36 4PW	DN36 4PW	DN36 4	08/03/2024	160000	169633	FALSE	House	Semi_Detach	86	1860.47	1972.48	Freehold
55, Priors Close, New Waltham, Grimsby DN36 4QZ	DN36 4QZ	DN36 4	10/11/2022	325000	323732	FALSE	House	Detached	164	1981.71	1973.98	Freehold
43, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	27/10/2022	360000	360000	TRUE	House	Detached	182	1978.02	1978.02	Freehold
26, St Johns Road, Humberston, Grimsby DN36 4DY	DN36 4DY	DN36 4	10/09/2024	173000	180107	FALSE	Bungalow	Semi_Detach	91	1901.1	1979.2	Freehold
38, Pretymen Crescent, New Waltham, Grimsby DN36 4	DN36 4PB	DN36 4	13/11/2024	157000	162311	FALSE	Bungalow	Semi_Detach	82	1914.63	1979.4	Freehold
50, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	22/12/2022	360000	360353	TRUE	House	Detached	182	1978.02	1979.96	Freehold
55, Glebe Road, Humberston, Grimsby DN36 4JP	DN36 4JP	DN36 4	14/05/2024	160000	168430	FALSE	House	Semi_Detach	85	1882.35	1981.53	Freehold
14, Haile Road, Humberston, Grimsby DN36 4XR	DN36 4XR	DN36 4	21/02/2024	175000	186679	FALSE	House	Semi_Detach	94	1861.7	1985.95	Freehold
4, Sheraton Drive, Humberston, Grimsby DN36 4TW	DN36 4TW	DN36 4	21/04/2023	178000	190662	FALSE	Bungalow	Semi_Detach	96	1854.17	1986.06	Freehold
4, Peterson Drive, New Waltham, Grimsby DN36 4LF	DN36 4LF	DN36 4	17/06/2022	434000	451236	FALSE	House	Detached	227	1911.89	1987.82	Freehold
17, Queen Elizabeth Road, Humberston, Grimsby DN36	DN36 4DQ	DN36 4	07/08/2025	220000	233245	FALSE	House	Semi_Detach	117	1880.34	1993.55	Freehold
28, The Rowans, Humberston, Grimsby DN36 4BN	DN36 4BN	DN36 4	25/07/2022	182000	185937	FALSE	House	Semi_Detach	93	1956.99	1999.32	Freehold
7, Pemberton Drive, New Waltham, Grimsby DN36 4PL	DN36 4PL	DN36 4	25/06/2025	185000	194747	FALSE	House	Semi_Detach	97	1907.22	2007.7	Freehold
40, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	22/11/2022	325000	323732	TRUE	House	Detached	161	2018.63	2010.76	Freehold
37a, Peaks Avenue, New Waltham, Grimsby DN36 4LN	DN36 4LN	DN36 4	20/09/2024	229950	239397	FALSE	House	Semi_Detach	119	1932.35	2011.74	Freehold
10, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	13/12/2024	162000	165009	FALSE	House	Terraced	82	1975.61	2012.3	Freehold
44, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	22/12/2022	350000	350343	TRUE	House	Detached	174	2011.49	2013.47	Freehold
5, Knightsbridge, New Waltham, Grimsby DN36 4YH	DN36 4YH	DN36 4	19/04/2024	160000	169508	FALSE	House	Other	84	1904.76	2017.95	Freehold
41, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	31/10/2022	325000	325000	TRUE	House	Detached	161	2018.63	2018.63	Freehold
22, David Place, New Waltham, Grimsby DN36 4NT	DN36 4NT	DN36 4	27/10/2022	175000	177911	FALSE	House	Semi_Detach	88	1988.64	2021.72	Freehold
12, Bygott Walk, New Waltham, Grimsby DN36 4HF	DN36 4HF	DN36 4	19/09/2025	146000	153824	FALSE	House	Terraced	76	1921.05	2024	Freehold
32, Janton Court, New Waltham, Grimsby DN36 4LL	DN36 4LL	DN36 4	03/11/2022	184000	186513	FALSE	House	Semi_Detach	92	2000	2027.32	Freehold
6, Thompson Road, New Waltham, Grimsby DN36 4HN	DN36 4HN	DN36 4	20/05/2022	230000	243347	FALSE	House	Detached	120	1916.67	2027.89	Freehold
99, Humberston Avenue, Humberston, Grimsby DN36 4	DN36 4ST	DN36 4	10/01/2024	465000	485445	FALSE	House	Detached	239	1945.61	2031.15	Freehold
5, Hammerfest Avenue, New Waltham, Grimsby DN36 4	DN36 4FU	DN36 4	02/09/2022	360000	357549	TRUE	House	Detached	176	2045.45	2031.53	Freehold
24, Becklands Avenue, New Waltham, Grimsby DN36 4	DN36 4FA	DN36 4	16/10/2023	310000	313998	FALSE	House	Detached	154	2012.99	2038.95	Freehold
31, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	21/04/2022	330000	355037	TRUE	House	Detached	174	1896.55	2040.44	Freehold
25, Farmhouse Mews, New Waltham, Grimsby DN36 4Y	DN36 4YA	DN36 4	10/05/2024	126000	132638	FALSE	House	Semi_Detach	65	1938.46	2040.58	Freehold
19, Barnet Drive, New Waltham, Grimsby DN36 4GH	DN36 4GH	DN36 4	26/09/2022	299999	297956	FALSE	House	Detached	146	2054.79	2040.79	Freehold
53, Hawker Way, New Waltham, Grimsby DN36 4FD	DN36 4FD	DN36 4	21/07/2025	129500	139544	TRUE	House	Terraced	68	1904.41	2052.12	Freehold
30, Garrick Lane, New Waltham, Grimsby DN36 4WD	DN36 4WD	DN36 4	21/11/2024	350000	359146	FALSE	House	Detached	175	2000	2052.26	Freehold
31, St Christophers Road, Humberston, Grimsby DN36 4	DN36 4ED	DN36 4	20/01/2022	165000	182767	FALSE	Bungalow	Semi_Detach	89	1853.93	2053.56	Freehold
3, Holdan Close, Humberston, Grimsby DN36 4LA	DN36 4LA	DN36 4	14/10/2024	133000	137759	FALSE	House	Terraced	67	1985.07	2056.1	Freehold
9, Peterson Drive, New Waltham, Grimsby DN36 4GZ	DN36 4GZ	DN36 4	11/08/2025	238000	251031	FALSE	House	Detached	122	1950.82	2057.63	Freehold
43, Enfield Avenue, New Waltham, Grimsby DN36 4RD	DN36 4RD	DN36 4	29/09/2023	200000	205946	FALSE	House	Semi_Detach	100	2000	2059.46	Freehold
35, Hawthorne Avenue, New Waltham, Grimsby DN36 4	DN36 4PR	DN36 4	24/09/2025	327500	344010	FALSE	House	Detached	167	1961.08	2059.94	Freehold
37, Humberston Avenue, Humberston, Grimsby DN36 4	DN36 4SW	DN36 4	27/06/2024	495000	519500	FALSE	House	Semi_Detach	252	1964.29	2061.51	Freehold
14, Peterson Drive, New Waltham, Grimsby DN36 4LF	DN36 4LF	DN36 4	24/10/2025	252500	260007	FALSE	House	Semi_Detach	126	2003.97	2063.55	Freehold
40, Priors Close, New Waltham, Grimsby DN36 4RA	DN36 4RA	DN36 4	21/09/2022	360000	357549	FALSE	House	Detached	173	2080.92	2066.76	Freehold
21, Barnet Drive, New Waltham, Grimsby DN36 4GH	DN36 4GH	DN36 4	24/10/2025	275000	281620	FALSE	House	Detached	136	2022.06	2070.74	Freehold
19, Beech Lane, Humberston, Grimsby DN36 4ZF	DN36 4ZF	DN36 4	21/08/2024	172000	178173	FALSE	House	Semi_Detach	86	2000	2071.78	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
119, Humberston Avenue, Humberston, Grimsby DN36 4	DN36 4ST	DN36 4	29/04/2024	622000	654703	FALSE	House	Detached	316	1968.35	2071.84	Freehold
11, Cherry Close, Humberston, Grimsby DN36 4US	DN36 4US	DN36 4	17/06/2022	325000	337907	FALSE	House	Detached	163	1993.87	2073.05	Freehold
55, Hawker Way, New Waltham, Grimsby DN36 4FD	DN36 4FD	DN36 4	27/06/2025	132997	140980	TRUE	House	Terraced	68	1955.84	2073.24	Freehold
24, Midfield Road, Humberston, Grimsby DN36 4TH	DN36 4TH	DN36 4	22/04/2024	176000	186787	FALSE	Bungalow	Semi_Detach	90	1955.56	2075.41	Freehold
45, Dunbar Avenue, New Waltham, Grimsby DN36 4PY	DN36 4PY	DN36 4	18/07/2025	380000	405413	FALSE	House	Detached	195	1948.72	2079.04	Freehold
32, Peaks Avenue, New Waltham, Grimsby DN36 4LN	DN36 4LN	DN36 4	17/09/2025	272000	287203	FALSE	House	Semi_Detach	138	1971.01	2081.18	Freehold
35, Enfield Avenue, New Waltham, Grimsby DN36 4RD	DN36 4RD	DN36 4	02/02/2024	142500	152010	FALSE	Bungalow	Semi_Detach	73	1952.05	2082.33	Freehold
38, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	31/08/2022	290000	290284	TRUE	House	Detached	139	2086.33	2088.37	Freehold
38, Brooklyn Drive, Humberston, Grimsby DN36 4EN	DN36 4EN	DN36 4	13/12/2024	260000	261280	FALSE	Bungalow	Detached	125	2080	2090.24	Freehold
235, Station Road, New Waltham, Grimsby DN36 4PF	DN36 4PF	DN36 4	21/10/2022	220000	223659	FALSE	House	Semi_Detach	107	2056.07	2090.27	Freehold
5, Wayside Drive, New Waltham, Grimsby DN36 4LW	DN36 4LW	DN36 4	15/02/2023	195000	209087	FALSE	House	Semi_Detach	100	1950	2090.87	Freehold
49, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	26/04/2023	365000	381438	TRUE	House	Detached	182	2005.49	2095.81	Freehold
117, Peaks Avenue, New Waltham, Grimsby DN36 4LT	DN36 4LT	DN36 4	22/01/2026	232500	230944	FALSE	House	Semi_Detach	110	2113.64	2099.49	Freehold
16, Earl Avenue, New Waltham, Grimsby DN36 4NE	DN36 4NE	DN36 4	11/10/2024	160000	165908	FALSE	Bungalow	Semi_Detach	79	2025.32	2100.1	Freehold
7, Forest Way, Humberston, Grimsby DN36 4HQ	DN36 4HQ	DN36 4	18/08/2022	380000	380373	FALSE	House	Detached	181	2099.45	2101.51	Freehold
72, Peaks Lane, New Waltham, Grimsby DN36 4LY	DN36 4LY	DN36 4	17/11/2023	149950	157667	FALSE	House	Terraced	75	1999.33	2102.23	Freehold
17, The Maples, Humberston, Grimsby DN36 4BT	DN36 4BT	DN36 4	31/05/2023	185000	195738	FALSE	House	Semi_Detach	93	1989.25	2104.71	Freehold
63, Queen Elizabeth Road, Humberston, Grimsby DN36	DN36 4DE	DN36 4	02/08/2024	185000	191640	FALSE	Bungalow	Semi_Detach	91	2032.97	2105.93	Freehold
6, Willow Avenue, Humberston, Grimsby DN36 4ZT	DN36 4ZT	DN36 4	16/04/2025	180000	181221	FALSE	House	Semi_Detach	86	2093.02	2107.22	Freehold
36, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	28/06/2022	300000	311914	TRUE	House	Detached	148	2027.03	2107.53	Freehold
26, Trafalgar Park, New Waltham, Grimsby DN36 4YP	DN36 4YP	DN36 4	08/12/2023	250000	261527	FALSE	House	Detached	124	2016.13	2109.09	Freehold
6, Station Mews, New Waltham, Grimsby DN36 4BE	DN36 4BE	DN36 4	28/04/2023	212500	231133	FALSE	House	Terraced	109	1949.54	2120.49	Freehold
18, Wayside Drive, New Waltham, Grimsby DN36 4LW	DN36 4LW	DN36 4	19/11/2025	228000	229122	FALSE	House	Detached	108	2111.11	2121.5	Freehold
10, Bygott Walk, New Waltham, Grimsby DN36 4HF	DN36 4HF	DN36 4	28/04/2023	240000	261044	FALSE	House	Terraced	123	1951.22	2122.31	Freehold
205, Humberston Fitties, Humberston, Grimsby DN36 4	DN36 4HD	DN36 4	21/02/2022	120000	129514	FALSE	Bungalow	Detached	61	1967.21	2123.18	Leasehold
12, Forest Way, Humberston, Grimsby DN36 4HQ	DN36 4HQ	DN36 4	28/10/2025	321500	329239	FALSE	House	Detached	155	2074.19	2124.12	Freehold
12, St Clements Way, New Waltham, Grimsby DN36 4G	DN36 4GU	DN36 4	13/12/2022	337500	337831	FALSE	House	Detached	159	2122.64	2124.72	Freehold
13, Moorland Drive, New Waltham, Grimsby DN36 4NQ	DN36 4NQ	DN36 4	27/06/2024	185000	193530	FALSE	House	Detached	91	2032.97	2126.7	Freehold
42, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	15/12/2022	315000	315309	TRUE	House	Detached	148	2128.38	2130.47	Freehold
13, Farmhouse Mews, New Waltham, Grimsby DN36 4Y	DN36 4YA	DN36 4	15/09/2023	120000	123568	FALSE	House	Semi_Detach	58	2068.97	2130.48	Freehold
18, Pendeen Close, New Waltham, Grimsby DN36 4GQ	DN36 4GQ	DN36 4	25/10/2024	280000	288185	FALSE	House	Detached	135	2074.07	2134.7	Freehold
14, Hurst Lea Drive, Humberston, Grimsby DN36 4XG	DN36 4XG	DN36 4	11/08/2023	220000	226766	FALSE	House	Semi_Detach	106	2075.47	2139.3	Freehold
27, Glebe Road, Humberston, Grimsby DN36 4JP	DN36 4JP	DN36 4	11/02/2022	165000	181990	FALSE	House	Semi_Detach	85	1941.18	2141.06	Freehold
60, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	30/05/2023	325000	336537	TRUE	House	Detached	157	2070.06	2143.55	Freehold
200, Station Road, New Waltham, Grimsby DN36 4PH	DN36 4PH	DN36 4	26/04/2024	165000	173675	FALSE	Bungalow	Detached	81	2037.04	2144.14	Freehold
48, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	21/12/2022	344995	345333	TRUE	House	Detached	161	2142.83	2144.93	Freehold
1, David Place, New Waltham, Grimsby DN36 4NT	DN36 4NT	DN36 4	28/11/2024	220000	227443	FALSE	House	Semi_Detach	106	2075.47	2145.69	Freehold
3, Baron Avenue, New Waltham, Grimsby DN36 4NF	DN36 4NF	DN36 4	09/10/2023	157000	161348	FALSE	House	Semi_Detach	75	2093.33	2151.31	Freehold
10, David Place, New Waltham, Grimsby DN36 4NT	DN36 4NT	DN36 4	06/02/2025	165000	168074	FALSE	House	Semi_Detach	78	2115.38	2154.79	Freehold
58, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	31/10/2022	300000	300000	TRUE	House	Detached	139	2158.27	2158.27	Freehold
11, Trondheim Close, New Waltham, Grimsby DN36 4B	DN36 4BY	DN36 4	27/10/2023	162000	166487	FALSE	House	Semi_Detach	77	2103.9	2162.17	Freehold
19, Sheraton Drive, Humberston, Grimsby DN36 4TN	DN36 4TN	DN36 4	17/10/2023	200000	205539	FALSE	House	Semi_Detach	95	2105.26	2163.57	Freehold
78, Wilton Road, Humberston, Grimsby DN36 4AW	DN36 4AW	DN36 4	14/10/2022	145000	147261	FALSE	House	Terraced	68	2132.35	2165.6	Freehold
196, North Sea Lane, Humberston, Grimsby DN36 4EP	DN36 4EP	DN36 4	02/12/2022	176500	179788	FALSE	Bungalow	Semi_Detach	83	2126.51	2166.12	Freehold
55, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	14/10/2022	175000	177729	TRUE	House	Terraced	82	2134.15	2167.43	Freehold
3, Barnet Drive, New Waltham, Grimsby DN36 4GH	DN36 4GH	DN36 4	05/08/2024	298000	307953	FALSE	Bungalow	Detached	142	2098.59	2168.68	Freehold
20, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	29/09/2023	389995	395417	TRUE	House	Detached	182	2142.83	2172.62	Freehold
114, North Sea Lane, Humberston, Grimsby DN36 4XE	DN36 4XE	DN36 4	11/12/2025	220000	219788	FALSE	House	Semi_Detach	101	2178.22	2176.12	Freehold
17, Baatsfjord Close, New Waltham, Grimsby DN36 4EF	DN36 4EF	DN36 4	26/03/2024	196000	209684	FALSE	House	Terraced	96	2041.67	2184.21	Freehold
11, Forest Way, Humberston, Grimsby DN36 4HQ	DN36 4HQ	DN36 4	09/12/2022	395000	395387	FALSE	House	Detached	181	2182.32	2184.46	Freehold
3, Trondheim Close, New Waltham, Grimsby DN36 4BY	DN36 4BY	DN36 4	20/05/2022	155000	168240	FALSE	House	Terraced	77	2012.99	2184.94	Freehold
2, Clubhouse Way, Humberston, Grimsby DN36 4ZP	DN36 4ZP	DN36 4	19/12/2022	434995	435421	TRUE	House	Detached	199	2185.9	2188.05	Freehold
5, Forest Way, Humberston, Grimsby DN36 4HQ	DN36 4HQ	DN36 4	27/05/2022	375000	396762	FALSE	House	Detached	181	2071.82	2192.06	Freehold
69, Peterson Drive, New Waltham, Grimsby DN36 4GZ	DN36 4GZ	DN36 4	15/05/2025	188000	193191	FALSE	House	Terraced	88	2136.36	2195.35	Freehold
11, Barbican Way, New Waltham, Grimsby DN36 4YN	DN36 4YN	DN36 4	17/04/2025	260000	259238	FALSE	House	Detached	118	2203.39	2196.93	Freehold
17, Chapman Crescent, Humberston, Grimsby DN36 4U	DN36 4UE	DN36 4	03/07/2024	200000	208844	FALSE	House	Semi_Detach	95	2105.26	2198.36	Freehold
28, Hurst Lea Drive, Humberston, Grimsby DN36 4XG	DN36 4XG	DN36 4	23/04/2025	225000	226526	FALSE	House	Semi_Detach	103	2184.47	2199.28	Leasehold
23, Greenlands Avenue, New Waltham, Grimsby DN36 4	DN36 4YE	DN36 4	27/05/2022	190000	204782	FALSE	Bungalow	Semi_Detach	93	2043.01	2201.96	Freehold
46, Humberston Fitties, Humberston, Grimsby DN36 4E	DN36 4EU	DN36 4	03/10/2022	129950	129950	FALSE	Bungalow	Detached	59	2202.54	2202.54	Leasehold
40, Peaks Avenue, New Waltham, Grimsby DN36 4LN	DN36 4LN	DN36 4	13/12/2024	320000	321575	FALSE	House	Detached	146	2191.78	2202.57	Freehold
60, North Sea Lane, Humberston, Grimsby DN36 4UY	DN36 4UY	DN36 4	03/03/2025	210000	211629	FALSE	House	Semi_Detach	96	2187.5	2204.47	Freehold
225, Station Road, New Waltham, Grimsby DN36 4PF	DN36 4PF	DN36 4	31/08/2022	375000	375368	FALSE	Bungalow	Detached	170	2205.88	2208.05	Freehold
1, Yew Grove, Humberston, Grimsby DN36 4ZR	DN36 4ZR	DN36 4	21/12/2022	186700	190178	FALSE	House	Semi_Detach	86	2170.93	2211.37	Freehold
12, Woodfield Close, Humberston, Grimsby DN36 4UW	DN36 4UW	DN36 4	12/12/2024	240000	241181	FALSE	House	Detached	109	2201.83	2212.67	Freehold
8, Eastfield, Humberston, Grimsby DN36 4TP	DN36 4TP	DN36 4	07/02/2025	198000	199170	FALSE	House	Detached	90	2200	2213	Freehold
12, Thornton Court, New Waltham, Grimsby DN36 4LS	DN36 4LS	DN36 4	02/08/2022	210000	212661	FALSE	House	Semi_Detach	96	2187.5	2215.22	Freehold
35, Humberston Avenue, Humberston, Grimsby DN36 4	DN36 4SW	DN36 4	09/02/2024	455000	485364	FALSE	House	Semi_Detach	219	2077.63	2216.27	Freehold
4, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	26/10/2023	154995	159590	TRUE	House	Terraced	72	2152.71	2216.53	Freehold
9, Lavender Grove, New Waltham, Grimsby DN36 4WR	DN36 4WR	DN36 4	13/12/2024	359950	361721	FALSE	House	Detached	163	2208.28	2219.15	Freehold
47, St Christophers Road, Humberston, Grimsby DN36 4	DN36 4ED	DN36 4	03/08/2022	160000	162027	FALSE	Bungalow	Semi_Detach	73	2191.78	2219.55	Freehold
6, Burcom Avenue, Humberston, Grimsby DN36 4XP	DN36 4XP	DN36 4	03/10/2023	215000	217773	FALSE	House	Detached	98	2193.88	2222.17	Freehold
2, Waddingham Place, New Waltham, Grimsby DN36 4	DN36 4QY	DN36 4	04/03/2022	177000	193379	FALSE	Bungalow	Semi_Detach	87	2034.48	2222.75	Freehold
5, Old Paddock Court, Humberston, Grimsby DN36 4SQ	DN36 4SQ	DN36 4	03/02/2025	590000	593488	FALSE	House	Detached	267	2209.74	2222.8	Freehold
2, The Cedars, Humberston, Grimsby DN36 4RQ	DN36 4RQ	DN36 4	11/04/2024	585000	615758	FALSE	Bungalow	Detached	277	2111.91	2222.95	Freehold
16, Holme Avenue, New Waltham, Grimsby DN36 4QN	DN36 4QN	DN36 4	22/03/2023	149000	162276	FALSE	House	Semi_Detach	73	2041.1	2222.96	Freehold
12a, Garden Drive, New Waltham, Grimsby DN36 4LR	DN36 4LR	DN36 4	14/02/2025	155000	157887	FALSE	House	Semi_Detach	71	2183.1	2223.76	Freehold
5, The Cedars, Humberston, Grimsby DN36 4RQ	DN36 4RQ	DN36 4	28/09/2023	485000	491743	FALSE	Bungalow	Detached	221	2194.57	2225.08	Freehold
4, St Lukes Grove, Humberston, Grimsby DN36 4DU	DN36 4DU	DN36 4	07/03/2024	170000	180235	FALSE	Bungalow	Semi_Detach	81	2098.77	2225.12	Freehold
29, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	25/02/2022	285000	307595	TRUE	House	Detached	138	2065.22	2228.95	Freehold
5, Shaftesbury Mews, New Waltham, Grimsby DN36 4W	DN36 4WE	DN36 4	14/03/2025	263000	263516	FALSE	House	Detached	118	2228.81	2233.19	Freehold
3, Kristiansand Close, New Waltham, Grimsby DN36 4E	DN36 4EH	DN36 4	25/07/2025	187000	201340	FALSE	House	Semi_Detach	90	2077.78	2237.11	Freehold
64, Tetney Road, Humberston, Grimsby DN36 4JJ	DN36 4JJ	DN36 4	22/10/2025	200000	205946	FALSE	House	Semi_Detach	92	2173.91	2238.54	Freehold
1, Honningsvaag Close, New Waltham, Grimsby DN36 4	DN36 4EG	DN36 4	15/07/2022	209950	214900	TRUE	House	Terraced	96	2186.98	2238.54	Freehold
6, Honningsvaag Close, New Waltham, Grimsby DN36 4	DN36 4EG	DN36 4	08/07/2022	209950	214900	TRUE	House	Terraced	96	2186.98	2238.54	Freehold
11, Moorland Drive, New Waltham, Grimsby DN36 4NQ	DN36 4NQ	DN36 4	31/10/2025	217500	223967	FALSE	House	Semi_Detach	100	2175	2239.67	Freehold
7, Janton Court, New Waltham, Grimsby DN36 4LL	DN36 4LL	DN36 4	30/09/2024	170000	176984	FALSE	Bungalow	Semi_Detach	79	2151.9	2240.3	Freehold
52, Pretymen Crescent, New Waltham, Grimsby DN36 4	DN36 4PB	DN36 4	25/07/2022	220000	221957	FALSE	House	Detached	99	2222.22	2241.99	Freehold
14, Earl Avenue, New Waltham, Grimsby DN36 4NE	DN36 4NE	DN36 4	05/08/2022	175000	177217	FALSE	Bungalow	Semi_Detach	79	2215.19	2243.25	Freehold
4, Hawthorne Avenue, New Waltham, Grimsby DN36 4P	DN36 4PS	DN36 4	20/03/2024	180000	190837	FALSE	House	Semi_Detach	85	2117.65	2245.14	Freehold
23, Farmhouse Mews, New Waltham, Grimsby DN36 4Y	DN36 4YA	DN36 4	28/06/2024	124000	130250	FALSE	House	Terraced	58	2137.93	2245.69	Freehold
1, Chippendale Close, Humberston, Grimsby DN36 4UP	DN36 4UP	DN36 4	10/01/2024	185000	193134	FALSE	Bungalow	Detached	86	2151.16	2245.74	Freehold
3, Sheraton Drive, Humberston, Grimsby DN36 4TN	DN36 4TN	DN36 4	27/03/2026	222000	220094	FALSE	House	Semi_Detach	98	2265.31	2245.86	Freehold
9, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	31/05/2022	170000	184521	TRUE	House	Terraced	82	2073.17	2250.26	Freehold
53, Heathland Way, Humberston, Grimsby DN36 4ZH	DN36 4ZH	DN36 4	29/10/2025	179500	184639	FALSE	House	Terraced	82	2189.02	2251.7	Freehold
16, Moorland Drive, New Waltham, Grimsby DN36 4NQ	DN36 4NQ	DN36 4	10/01/2025	220000	220865	FALSE	Bungalow	Detached	98	2244.9	2253.72	Freehold
2, Farmhouse Mews, New Waltham, Grimsby DN36 4YA	DN36 4YA	DN36 4	31/03/2022	122000	133289	FALSE	House	Semi_Detach	59	2067.8	2259.14	Freehold
9, Forest Way, Humberston, Grimsby DN36 4HQ	DN36 4HQ	DN36 4	02/05/2023	395000	409021	FALSE	House	Detached	181	2182.32	2259.78	Freehold
5, Garrick Lane, New Waltham, Grimsby DN36 4WD	DN36 4WD	DN36 4	27/07/2022	242000	244152	FALSE	House	Detached	108	2240.74	2260.67	Freehold
62, Fairway Drive, Humberston, Grimsby DN36 4ZQ	DN36 4ZQ	DN36 4	18/12/2023	400000	418443	TRUE	House	Detached	185	2162.16	2261.85	Freehold
4, Dunbar Avenue, New Waltham, Grimsby DN36 4PY	DN36 4PY	DN36 4	31/10/2025	285000	291861	FALSE	House	Detached	129	2209.3	2262.49	Freehold
26, Hammerfest Avenue, New Waltham, Grimsby DN36	DN36 4FU	DN36 4	23/11/2023	293000	300959	TRUE	House	Detached	133	2203.01	2262.85	Freehold
3, Beech Lane, Humberston, Grimsby DN36 4ZF	DN36 4ZF	DN36 4	01/03/2024	165000	176520	FALSE	House	Terraced	78	2115.38	2263.08	Freehold
9, Garrick Lane, New Waltham, Grimsby DN36 4WD	DN36 4WD	DN36 4	24/01/2024	160000	169806	FALSE	House	Semi_Detach	75	2133.33	2264.08	Freehold
15, Woodfield Close, Humberston, Grimsby DN36 4UW	DN36 4UW	DN36 4	29/08/2025	290000	305878	FALSE	House	Detached	135	2148.15	2265.76	Freehold
2, Cottage Yard Lane, Humberston, Grimsby DN36 4JL	DN36 4JL	DN36 4	31/05/2024	280000	294752	FALSE	House	Semi_Detach	130	2153.85	2267.32	Freehold
11, Haile Road, Humberston, Grimsby DN36 4XR	DN36 4XR	DN36 4	03/02/2025	230000	231360	FALSE	Bungalow	Detached	102	2254.9	2268.24	Freehold
3, Holly Lane, Humberston, Grimsby DN36 4ZD	DN36 4ZD	DN36 4	04/08/2023	380150	385818	FALSE	House	Detached	170	2236.18	2269.52	Freehold
5, The Cherries, Humberston, Grimsby DN36 4BQ	DN36 4BQ	DN36 4	13/07/2023	490000	506366	FALSE	House	Detached	223	2197.31	2270.7	Freehold
57, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	12/02/2026	190000	186422	FALSE	House	Terraced	82	2317.07	2273.44	Freehold
8, St Clements Way, New Waltham, Grimsby DN36 4GU	DN36 4GU	DN36 4	23/06/2025	237000	245912	FALSE	House	Detached	108	2194.44	2276.96	Freehold
16, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	18/09/2023	380000	385283	TRUE	House	Detached	169	2248.52	2279.78	Freehold
12, Parklands Avenue, Humberston, Grimsby DN36 4FY	DN36 4FY	DN36 4	04/07/2023	150000	157424	FALSE	House	Semi_Detach	69	2173.91	2281.51	Freehold
22, Marquis Avenue, New Waltham, Grimsby DN36 4ND	DN36 4ND	DN36 4	30/05/2025	200000	205336	FALSE	Bungalow	Semi_Detach	90	2222.22	2281.51	Freehold
6, Conisborough Avenue, New Waltham, Grimsby DN36	DN36 4PZ	DN36 4	14/06/2022	270000	280723	FALSE	Bungalow	Detached	123	2195.12	2282.3	Freehold
19, Hammerfest Avenue, New Waltham, Grimsby DN36	DN36 4FU	DN36 4	20/10/2023	299950	303818	FALSE	House	Detached	133	2255.26	2284.35	Freehold
5, Trondheim Close, New Waltham, Grimsby DN36 4BY	DN36 4BY	DN36 4	24/01/2025	216000	219378	FALSE	House	Semi_Detach	96	2250	2285.19	Freehold
16, Peterson Drive, New Waltham, Grimsby DN36 4LF	DN36 4LF	DN36 4	11/03/2022	192500	210313	FALSE	House	Semi_Detach	92	2092.39	2286.01	Freehold
14, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	18/09/2023	392500	397957	TRUE	House	Detached	174	2255.75	2287.11	Freehold
12, Albery Way, New Waltham, Grimsby DN36 4WF	DN36 4WF	DN36 4	17/01/2024	285000	297531	FALSE	House	Detached	130	2192.31	2288.7	Freehold
49, Peterson Drive, New Waltham, Grimsby DN36 4GZ	DN36 4GZ	DN36 4	01/07/2024	328000	341374	FALSE	House	Detached	149	2201.34	2291.1	Freehold
285, Station Road, New Waltham, Grimsby DN36 4QJ	DN36 4QJ	DN36 4	09/08/2024	250000	258973	FALSE	House	Semi_Detach	113	2212.39	2291.8	Freehold
3, Honningsvaag Close, New Waltham, Grimsby DN36 4	DN36 4EG	DN36 4	29/07/2022	214950	220018	TRUE	House	Terraced	96	2239.06	2291.85	Freehold
47, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	25/04/2023	344995	360532	TRUE	House	Detached	157	2197.42	2296.38	Freehold
5, St Mathews Road, Humberston, Grimsby DN36 4EE	DN36 4EE	DN36 4	04/10/2022	187500	190619	FALSE	Bungalow	Semi_Detach	83	2259.04	2296.61	Freehold
2, Lime Grove, Humberston, Grimsby DN36 4JW	DN36 4JW	DN36 4	31/03/2022	185000	202119	FALSE	House	Semi_Detach	88	2102.27	2296.81	Freehold
6, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	29/09/2023	160000	165561	TRUE	House	Terraced	72	2222.22	2299.46	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
11, The Rowans, Humberston, Grimsby DN36 4BN	DN36 4BN	DN36 4	18/03/2022	200000	218507	FALSE	House	Semi_Detach	95	2105.26	2300.07	Freehold
17, Maple Grove, New Waltham, Grimsby DN36 4PU	DN36 4PU	DN36 4	22/12/2022	285000	285279	FALSE	House	Detached	124	2298.39	2300.64	Freehold
5, Janton Court, New Waltham, Grimsby DN36 4LL	DN36 4LL	DN36 4	13/12/2024	170000	172659	FALSE	Bungalow	Semi_Detach	75	2266.67	2302.12	Freehold
5, Thompson Road, New Waltham, Grimsby DN36 4HN	DN36 4HN	DN36 4	04/07/2025	155000	161160	FALSE	Bungalow	Flat	70	2214.29	2302.29	Freehold
5, Newlyn Close, New Waltham, Grimsby DN36 4GS	DN36 4GS	DN36 4	03/06/2024	268500	280880	FALSE	House	Detached	122	2200.82	2302.3	Freehold
14, Arran Close, New Waltham, Grimsby DN36 4GX	DN36 4GX	DN36 4	24/01/2025	285000	286121	FALSE	House	Detached	124	2298.39	2307.43	Freehold
45, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	02/11/2022	320000	318751	TRUE	House	Detached	138	2318.84	2309.79	Freehold
41, Parklands Avenue, Humberston, Grimsby DN36 4FY	DN36 4FY	DN36 4	20/10/2024	154000	159511	FALSE	House	Terraced	69	2231.88	2311.75	Freehold
22, Hammerfest Avenue, New Waltham, Grimsby DN36	DN36 4FU	DN36 4	27/07/2023	299950	309969	TRUE	House	Detached	134	2238.43	2313.2	Freehold
7, Ashwood Drive, Humberston, Grimsby DN36 4TX	DN36 4TX	DN36 4	12/08/2025	203000	215221	FALSE	House	Semi_Detach	93	2182.8	2314.2	Freehold
6, Peterson Drive, New Waltham, Grimsby DN36 4LF	DN36 4LF	DN36 4	06/01/2023	267500	273118	FALSE	House	Detached	118	2266.95	2314.56	Freehold
52, Lidgard Road, Humberston, Grimsby DN36 4XL	DN36 4XL	DN36 4	15/06/2023	225000	233775	FALSE	Bungalow	Semi_Detach	101	2227.72	2314.6	Freehold
12, Cardiff Avenue, New Waltham, Grimsby DN36 4QD	DN36 4QD	DN36 4	23/09/2022	310000	307889	FALSE	House	Detached	133	2330.83	2314.95	Freehold
15, Newlyn Close, New Waltham, Grimsby DN36 4GS	DN36 4GS	DN36 4	14/03/2022	255000	273195	FALSE	House	Detached	118	2161.02	2315.21	Freehold
11, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	31/05/2022	175000	189948	TRUE	House	Terraced	82	2134.15	2316.44	Freehold
8, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	27/05/2022	175000	189948	TRUE	House	Terraced	82	2134.15	2316.44	Freehold
13, The Orchard, New Waltham, Grimsby DN36 4PQ	DN36 4PQ	DN36 4	28/09/2023	189000	194619	FALSE	Bungalow	Semi_Detach	84	2250	2316.89	Freehold
20, Rutland Drive, New Waltham, Grimsby DN36 4PA	DN36 4PA	DN36 4	02/06/2023	227500	236373	FALSE	House	Semi_Detach	102	2230.39	2317.38	Freehold
12, Cherry Lane, Humberston, Grimsby DN36 4ZS	DN36 4ZS	DN36 4	07/04/2025	152000	153031	FALSE	House	Semi_Detach	66	2303.03	2318.65	Freehold
8, The Rowans, Humberston, Grimsby DN36 4BN	DN36 4BN	DN36 4	19/12/2025	202000	201806	FALSE	House	Semi_Detach	87	2321.84	2319.61	Freehold
3, The Laurels, Humberston, Grimsby DN36 4RL	DN36 4RL	DN36 4	08/04/2022	660000	710074	FALSE	House	Detached	306	2156.86	2320.5	Freehold
4, Hurst Lea Drive, Humberston, Grimsby DN36 4XG	DN36 4XG	DN36 4	31/05/2023	179950	190395	FALSE	House	Semi_Detach	82	2194.51	2321.89	Leasehold
36, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	30/11/2022	165000	167247	TRUE	House	Terraced	72	2291.67	2322.88	Freehold
35, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	30/11/2022	165000	167247	TRUE	House	Terraced	72	2291.67	2322.88	Freehold
4, Baron Avenue, New Waltham, Grimsby DN36 4NF	DN36 4NF	DN36 4	30/09/2022	150000	151017	FALSE	Bungalow	Semi_Detach	65	2307.69	2323.34	Freehold
26, Mellor Way, New Waltham, Grimsby DN36 4GW	DN36 4GW	DN36 4	25/08/2022	274000	274269	FALSE	House	Detached	118	2322.03	2324.31	Freehold
30, Hammerfest Avenue, New Waltham, Grimsby DN36	DN36 4FU	DN36 4	29/09/2023	304950	309190	TRUE	House	Detached	133	2292.86	2324.74	Freehold
118, Peaks Lane, New Waltham, Grimsby DN36 4LY	DN36 4LY	DN36 4	18/09/2023	250000	253476	FALSE	House	Detached	109	2293.58	2325.47	Freehold
28, Hammerfest Avenue, New Waltham, Grimsby DN36	DN36 4FU	DN36 4	21/09/2023	279950	283842	TRUE	House	Detached	122	2294.67	2326.57	Freehold
18, Iona Drive, Humberston, Grimsby DN36 4XU	DN36 4XU	DN36 4	14/11/2024	295000	302709	FALSE	House	Detached	130	2269.23	2328.53	Freehold
19, Baatsfjord Close, New Waltham, Grimsby DN36 4EF	DN36 4EF	DN36 4	20/05/2022	205950	223542	TRUE	House	Terraced	96	2145.31	2328.56	Freehold
3, Richardson Close, Humberston, Grimsby DN36 4HY	DN36 4HY	DN36 4	31/03/2023	192500	204945	FALSE	Bungalow	Detached	88	2187.5	2328.92	Freehold
14, Parklands Avenue, Humberston, Grimsby DN36 4FY	DN36 4FY	DN36 4	06/03/2024	220000	230616	FALSE	House	Detached	99	2222.22	2329.45	Freehold
16, Carisbrooke Close, New Waltham, Grimsby DN36 4	DN36 4YY	DN36 4	12/11/2025	276000	277358	FALSE	House	Detached	119	2319.33	2330.74	Freehold
20, The Cloisters, Humberston, Grimsby DN36 4HT	DN36 4HT	DN36 4	06/10/2025	178000	182285	FALSE	Bungalow	Detached	78	2282.05	2336.99	Freehold
16, Arran Close, New Waltham, Grimsby DN36 4GX	DN36 4GX	DN36 4	14/11/2025	300000	301476	FALSE	House	Detached	129	2325.58	2337.02	Freehold
15, Brooklyn Drive, Humberston, Grimsby DN36 4EN	DN36 4EN	DN36 4	19/04/2024	280000	294722	FALSE	House	Detached	126	2222.22	2339.06	Freehold
19, Cardiff Avenue, New Waltham, Grimsby DN36 4QD	DN36 4QD	DN36 4	25/11/2022	280000	278907	FALSE	House	Detached	119	2352.94	2343.76	Freehold
56, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	24/11/2022	325000	323732	TRUE	House	Detached	138	2355.07	2345.88	Freehold
9, Vardo Close, New Waltham, Grimsby DN36 4ES	DN36 4ES	DN36 4	15/08/2025	287500	303241	FALSE	House	Detached	129	2228.68	2350.71	Freehold
9, Barn Owl Close, Humberston, Grimsby DN36 4SH	DN36 4SH	DN36 4	04/04/2023	180000	192804	FALSE	House	Semi_Detach	82	2195.12	2351.27	Freehold
45, Parklands Avenue, Humberston, Grimsby DN36 4FY	DN36 4FY	DN36 4	14/10/2022	160000	162495	FALSE	House	Terraced	69	2318.84	2355	Freehold
1, Coleby Street, New Waltham, Grimsby DN36 4FB	DN36 4FB	DN36 4	27/03/2025	305550	306150	TRUE	House	Detached	130	2350.38	2355	Freehold
122, Peaks Avenue, New Waltham, Grimsby DN36 4LT	DN36 4LT	DN36 4	14/02/2025	148000	150757	FALSE	Bungalow	Semi_Detach	64	2312.5	2355.58	Freehold
50, Priors Close, New Waltham, Grimsby DN36 4RA	DN36 4RA	DN36 4	30/09/2024	267000	277969	FALSE	House	Semi_Detach	118	2262.71	2355.67	Freehold
42, Greenlands Avenue, New Waltham, Grimsby DN36 4	DN36 4YE	DN36 4	27/01/2023	220000	228580	FALSE	House	Semi_Detach	97	2268.04	2356.49	Freehold
21, Honningsvaag Close, New Waltham, Grimsby DN36	DN36 4EG	DN36 4	25/07/2023	307950	318236	TRUE	House	Detached	135	2281.11	2357.3	Freehold
23, Cherry Close, Humberston, Grimsby DN36 4US	DN36 4US	DN36 4	12/03/2025	320000	320628	FALSE	House	Detached	136	2352.94	2357.56	Freehold
21, Hammerfest Avenue, New Waltham, Grimsby DN36	DN36 4FU	DN36 4	31/10/2023	309950	313947	FALSE	House	Detached	133	2330.45	2360.5	Freehold
14, Baatsfjord Close, New Waltham, Grimsby DN36 4EF	DN36 4EF	DN36 4	17/12/2025	307000	304613	FALSE	House	Detached	129	2379.84	2361.34	Freehold
3, Albery Way, New Waltham, Grimsby DN36 4WF	DN36 4WF	DN36 4	01/08/2022	295000	295289	FALSE	House	Detached	125	2360	2362.31	Freehold
2, The Laurels, Humberston, Grimsby DN36 4RL	DN36 4RL	DN36 4	06/04/2022	600000	645522	FALSE	House	Detached	273	2197.8	2364.55	Freehold
2, Shaftesbury Mews, New Waltham, Grimsby DN36 4W	DN36 4WE	DN36 4	27/04/2022	200000	215174	FALSE	House	Detached	91	2197.8	2364.55	Freehold
12, St Lukes Grove, Humberston, Grimsby DN36 4DU	DN36 4DU	DN36 4	23/06/2025	260000	269776	FALSE	Bungalow	Detached	114	2280.7	2366.46	Freehold
13, Beech Lane, Humberston, Grimsby DN36 4ZF	DN36 4ZF	DN36 4	21/02/2025	200000	203725	FALSE	House	Semi_Detach	86	2325.58	2368.9	Freehold
31, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	31/10/2022	275000	275000	TRUE	House	Detached	116	2370.69	2370.69	Freehold
24, Hammerfest Avenue, New Waltham, Grimsby DN36	DN36 4FU	DN36 4	27/07/2023	279950	289301	TRUE	House	Detached	122	2294.67	2371.32	Freehold
18, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	14/12/2023	364995	381824	TRUE	House	Detached	161	2267.05	2371.58	Freehold
4, Honningsvaag Close, New Waltham, Grimsby DN36 4	DN36 4EG	DN36 4	17/06/2022	214950	227851	TRUE	House	Terraced	96	2239.06	2373.45	Freehold
42, Forest Way, Humberston, Grimsby DN36 4HQ	DN36 4HQ	DN36 4	15/08/2025	215000	227944	FALSE	House	Semi_Detach	96	2239.58	2374.42	Freehold
279, Station Road, New Waltham, Grimsby DN36 4QJ	DN36 4QJ	DN36 4	18/02/2022	438000	472725	FALSE	House	Detached	199	2201.01	2375.5	Freehold
3, Baatsfjord Close, New Waltham, Grimsby DN36 4EF	DN36 4EF	DN36 4	21/11/2025	157500	159185	FALSE	House	Semi_Detach	67	2350.75	2375.9	Freehold
35, Fieldhouse Road, Humberston, Grimsby DN36 4UJ	DN36 4UJ	DN36 4	01/11/2024	190000	194965	FALSE	Bungalow	Detached	82	2317.07	2377.62	Freehold
15, Martin Way, New Waltham, Grimsby DN36 4WN	DN36 4WN	DN36 4	14/04/2025	322000	321057	FALSE	House	Detached	135	2385.19	2378.2	Freehold
3, Townsend Close, Humberston, Grimsby DN36 4ER	DN36 4ER	DN36 4	22/01/2026	170000	168862	FALSE	Bungalow	Semi_Detach	71	2394.37	2378.34	Freehold
14, Becklands Avenue, New Waltham, Grimsby DN36 4I	DN36 4FA	DN36 4	20/06/2025	296000	307130	FALSE	House	Detached	129	2294.57	2380.85	Freehold
8, Beech Lane, Humberston, Grimsby DN36 4ZF	DN36 4ZF	DN36 4	16/11/2022	329950	328662	FALSE	House	Detached	138	2390.94	2381.61	Freehold
31, Becklands Avenue, New Waltham, Grimsby DN36 4I	DN36 4FA	DN36 4	28/03/2024	399950	419249	TRUE	House	Detached	176	2272.44	2382.1	Freehold
21c, Forest Way, Humberston, Grimsby DN36 4HQ	DN36 4HQ	DN36 4	21/03/2025	390000	390765	FALSE	House	Detached	164	2378.05	2382.71	Freehold
18, Honningsvaag Close, New Waltham, Grimsby DN36	DN36 4EG	DN36 4	29/04/2022	294950	317328	TRUE	House	Detached	133	2217.67	2385.92	Freehold
17, Honningsvaag Close, New Waltham, Grimsby DN36	DN36 4EG	DN36 4	22/04/2022	294950	317328	TRUE	House	Detached	133	2217.67	2385.92	Freehold
12, Honningsvaag Close, New Waltham, Grimsby DN36	DN36 4EG	DN36 4	28/01/2022	339950	367679	TRUE	House	Detached	154	2207.47	2387.53	Freehold
7, Seal Crescent, New Waltham, Grimsby DN36 4LB	DN36 4LB	DN36 4	16/12/2024	295000	296452	FALSE	House	Detached	124	2379.03	2390.74	Freehold
11, Hammerfest Avenue, New Waltham, Grimsby DN36	DN36 4FU	DN36 4	11/11/2022	209950	212818	TRUE	House	Semi_Detach	89	2358.99	2391.21	Freehold
39a, Humberston Avenue, Humberston, Grimsby DN36 4	DN36 4SW	DN36 4	20/11/2024	585000	600286	FALSE	Bungalow	Detached	251	2330.68	2391.58	Freehold
13, Honningsvaag Close, New Waltham, Grimsby DN36	DN36 4EG	DN36 4	11/03/2022	419950	449915	TRUE	House	Detached	188	2233.78	2393.16	Freehold
34, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	30/11/2022	170000	172315	TRUE	House	Terraced	72	2361.11	2393.26	Freehold
4, Coleby Street, New Waltham, Grimsby DN36 4FB	DN36 4FB	DN36 4	31/01/2025	309995	311214	TRUE	House	Detached	130	2384.58	2393.95	Freehold
39, Clubhouse Way, Humberston, Grimsby DN36 4ZP	DN36 4ZP	DN36 4	17/07/2025	440000	469425	FALSE	House	Detached	196	2244.9	2395.03	Freehold
137, Humberston Avenue, Humberston, Grimsby DN36 4	DN36 4ST	DN36 4	25/08/2023	380000	385666	FALSE	Bungalow	Detached	161	2360.25	2395.44	Freehold
255, Humberston Avenue, Humberston, Grimsby DN36 4	DN36 4JA	DN36 4	20/11/2025	205000	206009	FALSE	Bungalow	Detached	86	2383.72	2395.45	Freehold
22, The Beeches, Humberston, Grimsby DN36 4BU	DN36 4BU	DN36 4	31/05/2022	504950	534253	TRUE	House	Detached	223	2264.35	2395.75	Freehold
10, Barn Owl Close, Humberston, Grimsby DN36 4SH	DN36 4SH	DN36 4	05/11/2024	189950	196552	FALSE	House	Terraced	82	2316.46	2396.98	Freehold
15, Honningsvaag Close, New Waltham, Grimsby DN36	DN36 4EG	DN36 4	23/02/2022	299950	323730	TRUE	House	Detached	135	2221.85	2398	Freehold
21, Clubhouse Way, Humberston, Grimsby DN36 4ZP	DN36 4ZP	DN36 4	25/05/2022	365000	386181	FALSE	House	Detached	161	2267.08	2398.64	Freehold
6, Pendeen Close, New Waltham, Grimsby DN36 4GQ	DN36 4GQ	DN36 4	27/08/2024	260000	268684	FALSE	House	Detached	112	2321.43	2398.96	Freehold
46, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	03/02/2023	314995	331215	TRUE	House	Detached	138	2282.57	2400.11	Freehold
75, Peterson Drive, New Waltham, Grimsby DN36 4GZ	DN36 4GZ	DN36 4	20/06/2025	192500	204054	FALSE	House	Terraced	85	2264.71	2400.64	Freehold
60, Fairway Drive, Humberston, Grimsby DN36 4ZQ	DN36 4ZQ	DN36 4	17/06/2022	395000	410687	FALSE	House	Detached	171	2309.94	2401.68	Freehold
2, Pendeen Close, New Waltham, Grimsby DN36 4GQ	DN36 4GQ	DN36 4	19/08/2022	240000	240235	FALSE	House	Detached	100	2400	2402.35	Freehold
42, North Sea Lane, Humberston, Grimsby DN36 4UZ	DN36 4UZ	DN36 4	26/02/2025	210000	213912	FALSE	House	Semi_Detach	89	2359.55	2403.51	Leasehold
19, Honningsvaag Close, New Waltham, Grimsby DN36	DN36 4EG	DN36 4	31/05/2022	324950	343807	TRUE	House	Detached	143	2272.38	2404.24	Freehold
37, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	09/12/2022	170000	173327	TRUE	House	Terraced	72	2361.11	2407.32	Freehold
4, Hammerfest Avenue, New Waltham, Grimsby DN36 4	DN36 4FU	DN36 4	31/08/2022	319950	320264	TRUE	House	Detached	133	2405.64	2408	Freehold
14, Farmhouse Mews, New Waltham, Grimsby DN36 4Y	DN36 4YA	DN36 4	06/06/2025	125000	132503	FALSE	House	Terraced	55	2272.73	2409.15	Freehold
2, Garrick Lane, New Waltham, Grimsby DN36 4WD	DN36 4WD	DN36 4	29/10/2024	335000	344793	FALSE	House	Detached	143	2342.66	2411.14	Freehold
11, Woodfield Close, Humberston, Grimsby DN36 4UW	DN36 4UW	DN36 4	21/03/2024	325000	340683	FALSE	House	Detached	141	2304.96	2416.19	Freehold
5, Huntsmans Chase, New Waltham, Grimsby DN36 4W	DN36 4WS	DN36 4	10/12/2025	290000	287745	FALSE	House	Detached	119	2436.97	2418.03	Freehold
3, Tromso Close, New Waltham, Grimsby DN36 4EQ	DN36 4EQ	DN36 4	30/08/2024	439950	454645	TRUE	House	Detached	188	2340.16	2418.32	Freehold
16, Honningsvaag Close, New Waltham, Grimsby DN36	DN36 4EG	DN36 4	25/03/2022	304950	326709	TRUE	House	Detached	135	2258.89	2420.07	Freehold
82, Tetney Road, Humberston, Grimsby DN36 4JJ	DN36 4JJ	DN36 4	11/08/2023	310000	314622	FALSE	House	Detached	130	2384.62	2420.17	Freehold
17, Toll Bar Avenue, New Waltham, Grimsby DN36 4PW	DN36 4PW	DN36 4	26/11/2024	177950	183970	FALSE	House	Semi_Detach	76	2341.45	2420.66	Freehold
20, Honningsvaag Close, New Waltham, Grimsby DN36	DN36 4EG	DN36 4	31/07/2023	299950	309969	TRUE	House	Detached	128	2343.36	2421.63	Freehold
16, Haile Road, Humberston, Grimsby DN36 4XR	DN36 4XR	DN36 4	25/08/2023	235000	242227	FALSE	House	Semi_Detach	100	2350	2422.27	Freehold
226, Grimsby Road, Humberston, Grimsby DN36 4AF	DN36 4AF	DN36 4	14/03/2025	255000	256979	FALSE	House	Semi_Detach	106	2405.66	2424.33	Freehold
8, Honningsvaag Close, New Waltham, Grimsby DN36 4	DN36 4EG	DN36 4	18/03/2022	197500	215775	TRUE	House	Semi_Detach	89	2219.1	2424.44	Freehold
11, Margaret Place, New Waltham, Grimsby DN36 4NR	DN36 4NR	DN36 4	25/08/2023	200000	206151	FALSE	House	Semi_Detach	85	2352.94	2425.31	Freehold
12, Hammerfest Avenue, New Waltham, Grimsby DN36	DN36 4FU	DN36 4	19/05/2023	299950	310597	TRUE	House	Detached	128	2343.36	2426.54	Freehold
23, Hedges Drive, Humberston, Grimsby DN36 4YW	DN36 4YW	DN36 4	11/04/2025	280000	279180	TRUE	House	Detached	115	2434.78	2427.65	Freehold
28, Clubhouse Way, Humberston, Grimsby DN36 4ZP	DN36 4ZP	DN36 4	07/08/2025	320000	337521	FALSE	House	Detached	139	2302.16	2428.21	Freehold
20, Baatsfjord Close, New Waltham, Grimsby DN36 4EF	DN36 4EF	DN36 4	23/05/2022	214950	233310	TRUE	House	Terraced	96	2239.06	2430.31	Freehold
3, Becklands Avenue, New Waltham, Grimsby DN36 4F	DN36 4FA	DN36 4	18/10/2024	300000	308770	FALSE	House	Detached	127	2362.2	2431.26	Freehold
25, Hammerfest Avenue, New Waltham, Grimsby DN36	DN36 4FU	DN36 4	30/11/2023	314950	323505	TRUE	House	Detached	133	2368.05	2432.37	Freehold
18, Coniston Crescent, Humberston, Grimsby DN36 4AY	DN36 4AY	DN36 4	02/04/2026	202500	199568	FALSE	Bungalow	Detached	82	2469.51	2433.76	Freehold
5, Coleby Street, New Waltham, Grimsby DN36 4FB	DN36 4FB	DN36 4	25/04/2025	295450	294584	TRUE	House	Detached	121	2441.74	2434.58	Freehold
6, Newlands Park, Humberston, Grimsby DN36 4XT	DN36 4XT	DN36 4	11/11/2022	330000	328712	FALSE	House	Detached	135	2444.44	2434.9	Freehold
12, Tetney Road, Humberston, Grimsby DN36 4JD	DN36 4JD	DN36 4	04/12/2024	239950	243703	FALSE	House	Semi_Detach	100	2399.5	2437.03	Leasehold
10, Buttermere Crescent, Humberston, Grimsby DN36 4	DN36 4AD	DN36 4	13/12/2024	240000	243754	FALSE	Bungalow	Semi_Detach	100	2400	2437.54	Freehold
310, Grimsby Road, Humberston, Grimsby DN36 4AA	DN36 4AA	DN36 4	01/07/2022	225000	229867	FALSE	House	Semi_Detach	94	2393.62	2445.39	Freehold
4, Bygott Walk, New Waltham, Grimsby DN36 4HF	DN36 4HF	DN36 4	07/07/2023	150000	159003	FALSE	House	Terraced	65	2307.69	2446.2	Freehold
36, Tintagel Way, New Waltham, Grimsby DN36 4GT	DN36 4GT	DN36 4	27/09/2024	245500	254473	FALSE	House	Detached	104	2360.58	2446.86	Freehold
40, Peterson Drive, New Waltham, Grimsby DN36 4LF	DN36 4LF	DN36 4	14/04/2022	174000	190904	FALSE	House	Semi_Detach	78	2230.77	2447.49	Freehold
25, Cherry Close, Humberston, Grimsby DN36 4US	DN36 4US	DN36 4	23/04/2025	280000	279180	FALSE	House	Detached	114	2456.14	2448.95	Freehold
26, Iona Drive, Humberston, Grimsby DN36 4XU	DN36 4XU	DN36 4	05/06/2023	310000	316194	FALSE	House	Detached	129	2403.1	2451.12	Freehold
10, Midfield Place, Humberston, Grimsby DN36 4TJ	DN36 4TJ	DN36 4	08/12/2023	150000	156916	FALSE	Bungalow	Detached	64	2343.75	2451.81	Freehold
6, Trafalgar Park, New Waltham, Grimsby DN36 4YP	DN36 4YP	DN36 4	26/01/2024	272500	284481	FALSE	House	Detached	116	2349.14	2452.42	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
7, Honningsvaag Close, New Waltham, Grimsby DN36 4	DN36 4EG	DN36 4	17/03/2022	199950	218452	TRUE	House	Semi_Detach	89	2246.63	2454.52	Freehold
8, Buttermere Crescent, Humberston, Grimsby DN36 4A	DN36 4AD	DN36 4	03/03/2025	190000	191474	FALSE	Bungalow	Semi_Detach	78	2435.9	2454.79	Freehold
9, Hammerfest Avenue, New Waltham, Grimsby DN36 4	DN36 4FU	DN36 4	21/10/2022	214950	218525	TRUE	House	Semi_Detach	89	2415.17	2455.34	Freehold
6, Church Avenue, Humberston, Grimsby DN36 4DB	DN36 4DB	DN36 4	12/07/2024	210000	218563	FALSE	Bungalow	Detached	89	2359.55	2455.76	Freehold
70, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	29/09/2023	281000	284907	TRUE	House	Detached	116	2422.41	2456.09	Freehold
53, Parklands Avenue, Humberston, Grimsby DN36 4FY	DN36 4FY	DN36 4	15/08/2025	167000	176843	FALSE	House	Terraced	72	2319.44	2456.15	Freehold
6, Barnet Drive, New Waltham, Grimsby DN36 4GH	DN36 4GH	DN36 4	27/02/2026	207500	203905	FALSE	Bungalow	Detached	83	2500	2456.69	Freehold
16, Bygott Walk, New Waltham, Grimsby DN36 4HF	DN36 4HF	DN36 4	30/08/2024	255000	263079	FALSE	House	Terraced	107	2383.18	2458.68	Freehold
7, The Birches, Humberston, Grimsby DN36 4BP	DN36 4BP	DN36 4	25/07/2023	225000	236136	FALSE	House	Semi_Detach	96	2343.75	2459.75	Freehold
80, Forest Way, Humberston, Grimsby DN36 4BX	DN36 4BX	DN36 4	26/01/2024	186000	199395	FALSE	House	Terraced	81	2296.3	2461.67	Freehold
20, St Thomas Close, Humberston, Grimsby DN36 4HS	DN36 4HS	DN36 4	31/05/2024	145000	152639	FALSE	Bungalow	Semi_Detach	62	2338.71	2461.92	Freehold
4, Thornton Court, New Waltham, Grimsby DN36 4LS	DN36 4LS	DN36 4	29/07/2022	188000	192067	FALSE	Bungalow	Semi_Detach	78	2410.26	2462.4	Freehold
2, Coleby Street, New Waltham, Grimsby DN36 4FB	DN36 4FB	DN36 4	17/01/2025	318995	320250	TRUE	House	Detached	130	2453.81	2463.46	Freehold
9, Countess Close, New Waltham, Grimsby DN36 4LE	DN36 4LE	DN36 4	14/07/2025	395000	421416	FALSE	House	Detached	171	2309.94	2464.42	Freehold
21, Alder Avenue, Humberston, Grimsby DN36 4ZE	DN36 4ZE	DN36 4	26/07/2024	315000	327844	TRUE	House	Detached	133	2368.42	2464.99	Freehold
29, Becklands Avenue, New Waltham, Grimsby DN36 4I	DN36 4FA	DN36 4	25/04/2024	334950	352561	TRUE	House	Detached	143	2342.31	2465.46	Freehold
83, Humberston Fitties, Humberston, Grimsby DN36 4EI	DN36 4EU	DN36 4	12/08/2022	175000	175172	FALSE	Bungalow	Detached	71	2464.79	2467.21	Leasehold
15, Lindisfarne Avenue, New Waltham, Grimsby DN36 4	DN36 4QB	DN36 4	28/04/2023	255000	266484	FALSE	House	Detached	108	2361.11	2467.44	Freehold
25, Greenlands Avenue, New Waltham, Grimsby DN36 4	DN36 4YE	DN36 4	21/03/2025	340000	340667	FALSE	House	Detached	138	2463.77	2468.6	Freehold
90, Peaks Avenue, New Waltham, Grimsby DN36 4LP	DN36 4LP	DN36 4	06/10/2025	235000	241987	FALSE	House	Semi_Detach	98	2397.96	2469.26	Freehold
27, Links Drive, Humberston, Grimsby DN36 4ZG	DN36 4ZG	DN36 4	21/02/2025	282500	284170	FALSE	House	Detached	115	2456.52	2471.04	Freehold
7, Grange Farm Lane, Humberston, Grimsby DN36 4GN	DN36 4GN	DN36 4	20/11/2023	443000	455033	FALSE	House	Detached	184	2407.61	2473.01	Freehold
7, Baatsfjord Close, New Waltham, Grimsby DN36 4EF	DN36 4EF	DN36 4	08/07/2022	162000	165819	FALSE	House	Terraced	67	2417.91	2474.91	Freehold
55, Parklands Avenue, Humberston, Grimsby DN36 4FY	DN36 4FY	DN36 4	20/12/2024	175000	178250	FALSE	House	Terraced	72	2430.56	2475.69	Freehold
2, Becklands Avenue, New Waltham, Grimsby DN36 4F	DN36 4FA	DN36 4	20/12/2022	465000	465456	FALSE	House	Detached	188	2473.4	2475.83	Freehold
49, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	28/04/2023	274995	287380	TRUE	House	Detached	116	2370.65	2477.41	Freehold
26, Charles Avenue, New Waltham, Grimsby DN36 4PD	DN36 4PD	DN36 4	16/12/2024	210000	213284	FALSE	House	Semi_Detach	86	2441.86	2480.05	Freehold
64, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	18/09/2023	340000	344727	TRUE	House	Detached	139	2446.04	2480.05	Freehold
2b, Queen Elizabeth Road, Humberston, Grimsby DN36	DN36 4DD	DN36 4	12/01/2023	430000	439030	FALSE	House	Detached	177	2429.38	2480.4	Freehold
12, Arran Close, New Waltham, Grimsby DN36 4GX	DN36 4GX	DN36 4	26/08/2022	342000	342335	FALSE	House	Detached	138	2478.26	2480.69	Freehold
64, Forest Way, Humberston, Grimsby DN36 4BX	DN36 4BX	DN36 4	02/02/2022	179950	198480	FALSE	House	Semi_Detach	80	2249.38	2481	Freehold
2, Hammerfest Avenue, New Waltham, Grimsby DN36 4	DN36 4FU	DN36 4	26/08/2022	329950	330273	TRUE	House	Detached	133	2480.83	2483.26	Freehold
34, North Sea Lane, Humberston, Grimsby DN36 4UZ	DN36 4UZ	DN36 4	04/10/2024	222000	228490	FALSE	Bungalow	Detached	92	2413.04	2483.59	Freehold
14, Honningsvaag Close, New Waltham, Grimsby DN36	DN36 4EG	DN36 4	16/02/2022	319950	345316	TRUE	House	Detached	139	2301.8	2484.29	Freehold
15, Beech Lane, Humberston, Grimsby DN36 4ZF	DN36 4ZF	DN36 4	14/01/2022	193000	213781	FALSE	House	Semi_Detach	86	2244.19	2485.83	Freehold
15, Earl Avenue, New Waltham, Grimsby DN36 4NE	DN36 4NE	DN36 4	12/04/2023	195000	208871	FALSE	House	Semi_Detach	84	2321.43	2486.56	Freehold
17, Becklands Avenue, New Waltham, Grimsby DN36 4I	DN36 4FA	DN36 4	31/10/2023	214950	221322	TRUE	House	Terraced	89	2415.17	2486.76	Freehold
8, St Peters Crescent, Humberston, Grimsby DN36 4DH	DN36 4DH	DN36 4	28/11/2025	175000	176873	FALSE	Bungalow	Semi_Detach	71	2464.79	2491.17	Freehold
2, Aldwych Croft, New Waltham, Grimsby DN36 4WB	DN36 4WB	DN36 4	15/05/2025	270000	274299	FALSE	House	Detached	110	2454.55	2493.63	Freehold
11, Thornton Court, New Waltham, Grimsby DN36 4LS	DN36 4LS	DN36 4	22/11/2024	175000	179573	FALSE	Bungalow	Detached	72	2430.56	2494.07	Freehold
27, Hewson Road, Humberston, Grimsby DN36 4UD	DN36 4UD	DN36 4	26/05/2023	203000	214783	FALSE	Bungalow	Semi_Detach	86	2360.47	2497.48	Leasehold
22, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	29/09/2023	339995	344722	TRUE	House	Detached	138	2463.73	2497.99	Freehold
8, Wellington Avenue, New Waltham, Grimsby DN36 4A	DN36 4AR	DN36 4	31/08/2023	298227	302674	TRUE	House	Detached	121	2464.69	2501.44	Freehold
5, Kirkenes Close, New Waltham, Grimsby DN36 4EJ	DN36 4EJ	DN36 4	17/08/2022	385000	385377	FALSE	House	Detached	154	2500	2502.45	Freehold
24, The Rowans, Humberston, Grimsby DN36 4BN	DN36 4BN	DN36 4	15/12/2023	205000	217786	FALSE	House	Semi_Detach	87	2356.32	2503.29	Freehold
14, St Clements Way, New Waltham, Grimsby DN36 4G	DN36 4GU	DN36 4	10/04/2024	345000	363139	FALSE	House	Detached	145	2379.31	2504.41	Freehold
17, Hedges Drive, Humberston, Grimsby DN36 4YW	DN36 4YW	DN36 4	31/10/2024	280000	288185	TRUE	House	Detached	115	2434.78	2505.96	Freehold
1, Kenford Court, New Waltham, Grimsby DN36 4NN	DN36 4NN	DN36 4	08/07/2025	275000	293391	FALSE	House	Detached	117	2350.43	2507.62	Freehold
7, Hammerfest Avenue, New Waltham, Grimsby DN36 4	DN36 4FU	DN36 4	10/11/2022	349950	348584	TRUE	House	Detached	139	2517.63	2507.8	Freehold
1, Lime Grove, Humberston, Grimsby DN36 4JW	DN36 4JW	DN36 4	21/10/2022	190000	193160	FALSE	House	Semi_Detach	77	2467.53	2508.57	Freehold
1, Hammerfest Avenue, New Waltham, Grimsby DN36 4	DN36 4FU	DN36 4	18/11/2022	334950	333643	TRUE	House	Detached	133	2518.42	2508.59	Freehold
46, Forest Way, Humberston, Grimsby DN36 4HQ	DN36 4HQ	DN36 4	06/06/2024	295000	308601	FALSE	House	Detached	123	2398.37	2508.95	Freehold
35, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	05/09/2025	330000	346636	FALSE	House	Detached	138	2391.3	2511.86	Freehold
22, Honningsvaag Close, New Waltham, Grimsby DN36	DN36 4EG	DN36 4	07/06/2024	309950	324241	TRUE	House	Detached	129	2402.71	2513.5	Freehold
113, Peaks Avenue, New Waltham, Grimsby DN36 4LT	DN36 4LT	DN36 4	13/07/2023	175000	183662	FALSE	Bungalow	Semi_Detach	73	2397.26	2515.92	Leasehold
20, Peaks Avenue, New Waltham, Grimsby DN36 4LJ	DN36 4LJ	DN36 4	05/07/2024	205000	214065	FALSE	House	Semi_Detach	85	2411.76	2518.41	Freehold
23, Humberston Avenue, Humberston, Grimsby DN36 4	DN36 4SL	DN36 4	14/11/2023	400000	410865	FALSE	House	Detached	163	2453.99	2520.64	Freehold
20, Ellen Way, New Waltham, Grimsby DN36 4WQ	DN36 4WQ	DN36 4	09/04/2026	330000	325222	FALSE	House	Detached	129	2558.14	2521.1	Freehold
2, The Beeches, Humberston, Grimsby DN36 4BU	DN36 4BU	DN36 4	21/07/2022	494950	499352	TRUE	House	Detached	198	2499.75	2521.98	Freehold
23, David Place, New Waltham, Grimsby DN36 4NT	DN36 4NT	DN36 4	07/10/2024	180000	186647	FALSE	House	Semi_Detach	74	2432.43	2522.26	Freehold
8, Grange Farm Lane, Humberston, Grimsby DN36 4GN	DN36 4GN	DN36 4	05/03/2024	465000	487438	FALSE	House	Detached	193	2409.33	2525.59	Freehold
12, Baatsfjord Close, New Waltham, Grimsby DN36 4EF	DN36 4EF	DN36 4	27/11/2024	225000	232612	FALSE	House	Semi_Detach	92	2445.65	2528.39	Freehold
24, Clubhouse Way, Humberston, Grimsby DN36 4ZP	DN36 4ZP	DN36 4	22/10/2025	400000	409629	FALSE	House	Detached	162	2469.14	2528.57	Freehold
415, Louth Road, New Waltham, Grimsby DN36 4PX	DN36 4PX	DN36 4	21/12/2022	240000	240235	FALSE	Bungalow	Detached	95	2526.32	2528.79	Freehold
11, Coleby Street, New Waltham, Grimsby DN36 4FB	DN36 4FB	DN36 4	21/11/2024	298295	306090	TRUE	House	Detached	121	2465.25	2529.67	Freehold
5, Honningsvaag Close, New Waltham, Grimsby DN36 4	DN36 4EG	DN36 4	24/06/2022	159950	169550	TRUE	House	Terraced	67	2387.31	2530.6	Freehold
2, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	14/12/2023	169995	182237	TRUE	House	Terraced	72	2361.04	2531.07	Freehold
32, Sinderson Road, Humberston, Grimsby DN36 4TY	DN36 4TY	DN36 4	14/02/2024	185000	194928	FALSE	Bungalow	Detached	77	2402.6	2531.53	Freehold
13, Clubhouse Way, Humberston, Grimsby DN36 4ZP	DN36 4ZP	DN36 4	15/12/2025	370000	367123	FALSE	House	Detached	145	2551.72	2531.88	Freehold
7, Carrington Drive, Humberston, Grimsby DN36 4XQ	DN36 4XQ	DN36 4	08/09/2022	240000	238366	FALSE	Bungalow	Detached	94	2553.19	2535.81	Freehold
117, Humberston Avenue, Humberston, Grimsby DN36 4	DN36 4ST	DN36 4	24/06/2022	705000	732999	FALSE	House	Detached	289	2439.45	2536.33	Freehold
20, Eastfield, Humberston, Grimsby DN36 4TP	DN36 4TP	DN36 4	12/12/2024	255000	256255	FALSE	Bungalow	Detached	101	2524.75	2537.18	Freehold
31, Farmhouse Mews, New Waltham, Grimsby DN36 4Y	DN36 4YA	DN36 4	12/02/2026	150000	147175	FALSE	House	Terraced	58	2586.21	2537.5	Freehold
35, Queen Elizabeth Road, Humberston, Grimsby DN36	DN36 4DQ	DN36 4	10/12/2024	180000	182815	FALSE	Bungalow	Semi_Detach	72	2500	2539.1	Freehold
10, Charles Avenue, New Waltham, Grimsby DN36 4PD	DN36 4PD	DN36 4	10/01/2025	195000	198050	FALSE	House	Semi_Detach	78	2500	2539.1	Freehold
3, Hammerfest Avenue, New Waltham, Grimsby DN36 4	DN36 4FU	DN36 4	25/11/2022	354950	353565	TRUE	House	Detached	139	2553.6	2543.63	Freehold
43, Mellor Way, New Waltham, Grimsby DN36 4GW	DN36 4GW	DN36 4	15/12/2023	185000	193530	FALSE	House	Detached	76	2434.21	2546.45	Freehold
25, Hedges Drive, Humberston, Grimsby DN36 4YW	DN36 4YW	DN36 4	07/06/2024	280000	292910	TRUE	House	Detached	115	2434.78	2547.04	Freehold
30, Queen Elizabeth Road, Humberston, Grimsby DN36	DN36 4DD	DN36 4	12/12/2025	185000	183562	FALSE	Bungalow	Detached	72	2569.44	2549.47	Freehold
59, Hawker Way, New Waltham, Grimsby DN36 4FD	DN36 4FD	DN36 4	22/11/2024	322995	331435	TRUE	House	Detached	130	2484.58	2549.5	Freehold
65, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	15/03/2024	190000	201439	TRUE	House	Semi_Detach	79	2405.06	2549.86	Freehold
17, Vickers Road, New Waltham, Grimsby DN36 4UT	DN36 4UT	DN36 4	09/09/2022	285000	283059	TRUE	House	Detached	111	2567.57	2550.08	Freehold
20, Tintagel Way, New Waltham, Grimsby DN36 4GT	DN36 4GT	DN36 4	07/03/2025	275000	275540	FALSE	House	Detached	108	2546.3	2551.3	Freehold
26, Parklands Avenue, Humberston, Grimsby DN36 4FY	DN36 4FY	DN36 4	11/01/2024	190000	201645	FALSE	House	Semi_Detach	79	2405.06	2552.47	Freehold
3, Burcom Avenue, Humberston, Grimsby DN36 4XP	DN36 4XP	DN36 4	15/07/2022	195000	199218	FALSE	House	Semi_Detach	78	2500	2554.08	Freehold
6, Arran Close, New Waltham, Grimsby DN36 4GX	DN36 4GX	DN36 4	10/01/2025	285000	286121	FALSE	House	Detached	112	2544.64	2554.65	Freehold
20, Hammerfest Avenue, New Waltham, Grimsby DN36	DN36 4FU	DN36 4	18/05/2023	214950	227427	TRUE	House	Semi_Detach	89	2415.17	2555.36	Freehold
18, Hammerfest Avenue, New Waltham, Grimsby DN36	DN36 4FU	DN36 4	11/05/2023	214950	227427	TRUE	House	Semi_Detach	89	2415.17	2555.36	Freehold
12, Clee Ness Drive, Humberston, Grimsby DN36 4XS	DN36 4XS	DN36 4	02/02/2023	155000	166197	FALSE	Bungalow	Semi_Detach	65	2384.62	2556.88	Freehold
13, Hammerfest Avenue, New Waltham, Grimsby DN36	DN36 4FU	DN36 4	06/04/2023	219950	235596	TRUE	House	Semi_Detach	92	2390.76	2560.83	Freehold
3, Lidgard Road, Humberston, Grimsby DN36 4XW	DN36 4XW	DN36 4	08/04/2022	249995	268962	FALSE	House	Detached	105	2380.9	2561.54	Freehold
37, Coniston Crescent, Humberston, Grimsby DN36 4AY	DN36 4AY	DN36 4	07/02/2022	187500	202365	FALSE	House	Detached	79	2373.42	2561.58	Freehold
20, The Rowans, Humberston, Grimsby DN36 4BN	DN36 4BN	DN36 4	05/04/2024	210000	222870	FALSE	House	Semi_Detach	87	2413.79	2561.72	Freehold
71, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	29/09/2023	230000	233198	TRUE	House	Detached	91	2527.47	2562.62	Freehold
249, Humberston Avenue, Humberston, Grimsby DN36 4	DN36 4JA	DN36 4	01/07/2022	271000	276862	FALSE	House	Semi_Detach	108	2509.26	2563.54	Freehold
47, Links Drive, Humberston, Grimsby DN36 4ZG	DN36 4ZG	DN36 4	16/02/2024	190000	202680	FALSE	House	Semi_Detach	79	2405.06	2565.57	Freehold
1, Rowan Drive, Humberston, Grimsby DN36 4TR	DN36 4TR	DN36 4	30/05/2025	160000	164269	FALSE	Bungalow	Semi_Detach	64	2500	2566.7	Freehold
30, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	31/10/2022	285000	285000	TRUE	House	Detached	111	2567.57	2567.57	Freehold
48, Peaks Lane, New Waltham, Grimsby DN36 4NB	DN36 4NB	DN36 4	17/10/2023	220000	226093	FALSE	House	Semi_Detach	88	2500	2569.24	Freehold
10, Trondheim Close, New Waltham, Grimsby DN36 4B	DN36 4BY	DN36 4	05/01/2023	166000	172474	FALSE	House	Semi_Detach	67	2477.61	2574.24	Freehold
13, Paul Crescent, Humberston, Grimsby DN36 4DF	DN36 4DF	DN36 4	28/02/2025	220000	224098	FALSE	Bungalow	Semi_Detach	87	2528.74	2575.84	Freehold
10, Heathland Way, Humberston, Grimsby DN36 4ZH	DN36 4ZH	DN36 4	11/02/2022	265000	286010	TRUE	House	Detached	111	2387.39	2576.67	Freehold
27, Hammerfest Avenue, New Waltham, Grimsby DN36	DN36 4FU	DN36 4	20/06/2024	317950	332610	TRUE	House	Detached	129	2464.73	2578.37	Freehold
21, The Cloisters, Humberston, Grimsby DN36 4HT	DN36 4HT	DN36 4	26/06/2023	220000	224396	FALSE	Bungalow	Detached	87	2528.74	2579.26	Freehold
14a, Wayside Drive, New Waltham, Grimsby DN36 4LW	DN36 4LW	DN36 4	07/10/2022	240000	240000	FALSE	House	Detached	93	2580.65	2580.65	Freehold
17, Beech Lane, Humberston, Grimsby DN36 4ZF	DN36 4ZF	DN36 4	17/06/2022	210000	221963	FALSE	House	Semi_Detach	86	2441.86	2580.97	Freehold
5, Harvey Walk, New Waltham, Grimsby DN36 4HJ	DN36 4HJ	DN36 4	03/02/2023	262500	281463	FALSE	House	Semi_Detach	109	2408.26	2582.23	Freehold
1, Drury Lane, New Waltham, Grimsby DN36 4YL	DN36 4YL	DN36 4	17/11/2025	230000	232461	FALSE	House	Semi_Detach	90	2555.56	2582.9	Freehold
12, Vickers Road, New Waltham, Grimsby DN36 4UT	DN36 4UT	DN36 4	27/09/2022	268000	266175	TRUE	House	Detached	103	2601.94	2584.22	Freehold
24, Parklands Avenue, Humberston, Grimsby DN36 4FY	DN36 4FY	DN36 4	24/11/2025	202000	204161	FALSE	House	Semi_Detach	79	2556.96	2584.32	Freehold
16, Hammerfest Avenue, New Waltham, Grimsby DN36	DN36 4FU	DN36 4	12/04/2023	215000	230294	TRUE	House	Semi_Detach	89	2415.73	2587.57	Freehold
8, The Cloisters, Humberston, Grimsby DN36 4HT	DN36 4HT	DN36 4	20/05/2025	428000	434814	FALSE	House	Detached	168	2547.62	2588.18	Freehold
35, Glebe Road, Humberston, Grimsby DN36 4JP	DN36 4JP	DN36 4	07/07/2023	185000	194157	FALSE	House	Semi_Detach	75	2466.67	2588.76	Freehold
31, Sinderson Road, Humberston, Grimsby DN36 4TY	DN36 4TY	DN36 4	25/03/2022	211000	230525	FALSE	House	Semi_Detach	89	2370.79	2590.17	Freehold
40, St Christophers Road, Humberston, Grimsby DN36 4	DN36 4EB	DN36 4	05/01/2026	180000	178795	FALSE	Bungalow	Semi_Detach	69	2608.7	2591.23	Freehold
4, Squadron Drive, New Waltham, Grimsby DN36 4FE	DN36 4FE	DN36 4	25/04/2025	236825	238431	TRUE	House	Semi_Detach	92	2574.18	2591.64	Freehold
147b, Humberston Avenue, Humberston, Grimsby DN36	DN36 4SX	DN36 4	18/08/2023	710000	720586	FALSE	House	Detached	278	2553.96	2592.04	Freehold
14, Grange Close, New Waltham, Grimsby DN36 4AU	DN36 4AU	DN36 4	14/06/2024	185245	194414	TRUE	House	Semi_Detach	75	2469.93	2592.19	Freehold
4, Cherry Lane, Humberston, Grimsby DN36 4ZS	DN36 4ZS	DN36 4	03/11/2022	220000	223005	FALSE	House	Semi_Detach	86	2558.14	2593.08	Freehold
26, Midfield Place, Humberston, Grimsby DN36 4TJ	DN36 4TJ	DN36 4	03/09/2024	142000	147834	FALSE	Bungalow	Semi_Detach	57	2491.23	2593.58	Freehold
16, The Beeches, Humberston, Grimsby DN36 4BU	DN36 4BU	DN36 4	28/01/2022	474950	513691	TRUE	House	Detached	198	2398.74	2594.4	Freehold
46, Fairway Drive, Humberston, Grimsby DN36 4ZQ	DN36 4ZQ	DN36 4	01/11/2024	440000	451497	FALSE	House	Detached	174	2528.74	2594.81	Freehold
61, Humberston Avenue, Humberston, Grimsby DN36 4	DN36 4SR	DN36 4	23/09/2022	515000	511493	FALSE	House	Detached	197	2614.21	2596.41	Freehold
70, Humberston Avenue, Humberston, Grimsby DN36 4	DN36 4SU	DN36 4	22/11/2024	505000	522085	FALSE	House	Semi_Detach	201	2512.44	2597.44	Freehold
22, Sheraton Drive, Humberston, Grimsby DN36 4TW	DN36 4TW	DN36 4	31/05/2024	276000	288430	FALSE	House	Detached	111	2486.49	2598.47	Freehold
1, The Beeches, Humberston, Grimsby DN36 4BU	DN36 4BU	DN36 4	23/02/2022	395000	426316	TRUE	House	Detached	164	2408.54	2599.49	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
20, The Beeches, Humberston, Grimsby DN36 4BU	DN36 4BU	DN36 4	29/04/2022	434950	467949	TRUE	House	Detached	180	2416.39	2599.72	Freehold
2, Squadron Drive, New Waltham, Grimsby DN36 4FE	DN36 4FE	DN36 4	07/02/2025	325846	327772	TRUE	House	Detached	126	2586.08	2601.37	Freehold
33, Peterson Drive, New Waltham, Grimsby DN36 4GZ	DN36 4GZ	DN36 4	26/10/2022	200000	203119	FALSE	House	Terraced	78	2564.1	2604.09	Freehold
58, Hawker Way, New Waltham, Grimsby DN36 4FD	DN36 4FD	DN36 4	23/05/2025	323000	328142	TRUE	House	Detached	126	2563.49	2604.3	Freehold
4, Stavanger Close, New Waltham, Grimsby DN36 4BZ	DN36 4BZ	DN36 4	05/04/2024	218500	231891	FALSE	House	Semi_Detach	89	2455.06	2605.52	Freehold
135, Humberston Fitties, Humberston, Grimsby DN36 4E	DN36 4EZ	DN36 4	03/03/2023	120000	130336	FALSE	Bungalow	Other	50	2400	2606.72	Leasehold
19, Vickers Road, New Waltham, Grimsby DN36 4UT	DN36 4UT	DN36 4	27/08/2024	279995	289347	TRUE	House	Detached	111	2522.48	2606.73	Freehold
4, Huntsmans Chase, New Waltham, Grimsby DN36 4W	DN36 4WS	DN36 4	11/07/2025	325000	346735	FALSE	House	Detached	133	2443.61	2607.03	Freehold
11, Toll Bar Avenue, New Waltham, Grimsby DN36 4PW	DN36 4PW	DN36 4	14/03/2024	150000	159031	FALSE	Bungalow	Semi_Detach	61	2459.02	2607.07	Freehold
66, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	31/08/2023	200000	206151	TRUE	House	Semi_Detach	79	2531.65	2609.51	Freehold
21, Stephen Crescent, Humberston, Grimsby DN36 4DZ	DN36 4DZ	DN36 4	01/05/2025	150000	154002	FALSE	Bungalow	Semi_Detach	59	2542.37	2610.2	Freehold
6, Pavilion Way, New Waltham, Grimsby DN36 4WT	DN36 4WT	DN36 4	26/08/2022	299950	300244	FALSE	House	Detached	115	2608.26	2610.82	Freehold
15, Binbrook Drive, New Waltham, Grimsby DN36 4UU	DN36 4UU	DN36 4	18/11/2022	270000	268946	TRUE	House	Detached	103	2621.36	2611.13	Freehold
29, Queen Elizabeth Road, Humberston, Grimsby DN36	DN36 4DQ	DN36 4	05/04/2023	320000	334411	FALSE	Bungalow	Detached	128	2500	2612.59	Freehold
31, Mellor Way, New Waltham, Grimsby DN36 4GW	DN36 4GW	DN36 4	27/10/2023	201000	206567	FALSE	House	Semi_Detach	79	2544.3	2614.77	Freehold
280, Grimsby Road, Humberston, Grimsby DN36 4AF	DN36 4AF	DN36 4	23/03/2023	245000	266829	FALSE	House	Semi_Detach	102	2401.96	2615.97	Freehold
50, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	23/02/2024	218500	230225	TRUE	House	Detached	88	2482.95	2616.19	Freehold
19, Wellington Avenue, New Waltham, Grimsby DN36 4	DN36 4AR	DN36 4	11/10/2024	251746	259106	TRUE	House	Detached	99	2542.89	2617.23	Freehold
17, Ashwood Drive, Humberston, Grimsby DN36 4TX	DN36 4TX	DN36 4	11/04/2022	187500	201726	FALSE	Bungalow	Detached	77	2435.06	2619.82	Freehold
21, Pretymen Crescent, New Waltham, Grimsby DN36 4	DN36 4NU	DN36 4	09/10/2024	187000	193905	FALSE	House	Semi_Detach	74	2527.03	2620.34	Freehold
1, Tamar Drive, New Waltham, Grimsby DN36 4YU	DN36 4YU	DN36 4	07/03/2024	230000	241099	FALSE	House	Detached	92	2500	2620.64	Freehold
8, Hurst Lea Drive, Humberston, Grimsby DN36 4XG	DN36 4XG	DN36 4	22/01/2024	205000	217564	FALSE	House	Semi_Detach	83	2469.88	2621.25	Freehold
24, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	17/11/2023	355000	364643	TRUE	House	Detached	139	2553.96	2623.33	Freehold
41, Links Drive, Humberston, Grimsby DN36 4ZG	DN36 4ZG	DN36 4	31/01/2025	230000	230905	FALSE	House	Detached	88	2613.64	2623.92	Freehold
17, Hammerfest Avenue, New Waltham, Grimsby DN36	DN36 4FU	DN36 4	08/06/2023	357950	365102	TRUE	House	Detached	139	2575.18	2626.63	Freehold
31, Wellington Avenue, New Waltham, Grimsby DN36 4	DN36 4AR	DN36 4	20/12/2024	196646	199722	TRUE	House	Semi_Detach	76	2587.45	2627.92	Freehold
6, Hadfield Place, New Waltham, Grimsby DN36 4BF	DN36 4BF	DN36 4	21/02/2025	193511	197116	TRUE	House	Semi_Detach	75	2580.15	2628.21	Freehold
21, Wellington Avenue, New Waltham, Grimsby DN36 4	DN36 4AR	DN36 4	31/05/2024	259346	271026	TRUE	House	Detached	103	2517.92	2631.32	Freehold
51, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	26/04/2023	350000	365763	TRUE	House	Detached	139	2517.99	2631.39	Freehold
4, Parklands Avenue, Humberston, Grimsby DN36 4FY	DN36 4FY	DN36 4	12/04/2024	280000	294722	FALSE	House	Detached	112	2500	2631.45	Freehold
10, Wellington Avenue, New Waltham, Grimsby DN36 4	DN36 4AR	DN36 4	06/11/2023	310000	318421	TRUE	House	Detached	121	2561.98	2631.58	Freehold
17, Earl Avenue, New Waltham, Grimsby DN36 4NE	DN36 4NE	DN36 4	27/06/2025	180000	189483	FALSE	Bungalow	Semi_Detach	72	2500	2631.71	Freehold
2, Anningson Lane, New Waltham, Grimsby DN36 4LH	DN36 4LH	DN36 4	11/08/2023	235000	242227	FALSE	House	Semi_Detach	92	2554.35	2632.9	Freehold
23, Hammerfest Avenue, New Waltham, Grimsby DN36	DN36 4FU	DN36 4	15/12/2023	349950	366085	TRUE	House	Detached	139	2517.63	2633.71	Freehold
25, Grange Close, New Waltham, Grimsby DN36 4AU	DN36 4AU	DN36 4	29/09/2023	166250	171193	TRUE	House	Semi_Detach	65	2557.69	2633.74	Freehold
3, Carisbrooke Close, New Waltham, Grimsby DN36 4Y	DN36 4YY	DN36 4	25/03/2022	214000	229270	FALSE	House	Detached	87	2459.77	2635.29	Freehold
23, Wellington Avenue, New Waltham, Grimsby DN36 4	DN36 4AR	DN36 4	31/05/2024	249846	261098	TRUE	House	Detached	99	2523.7	2637.35	Freehold
11, Vickers Road, New Waltham, Grimsby DN36 4UT	DN36 4UT	DN36 4	30/09/2022	263000	261209	TRUE	House	Detached	99	2656.57	2638.47	Freehold
46, Pretymen Crescent, New Waltham, Grimsby DN36 4	DN36 4PB	DN36 4	16/08/2023	195000	197908	FALSE	Bungalow	Detached	75	2600	2638.77	Freehold
81, Forest Way, Humberston, Grimsby DN36 4BX	DN36 4BX	DN36 4	05/03/2025	209500	211126	FALSE	House	Semi_Detach	80	2618.75	2639.07	Freehold
1, Andrew Road, Humberston, Grimsby DN36 4UA	DN36 4UA	DN36 4	21/11/2025	175000	176873	FALSE	Bungalow	Semi_Detach	67	2611.94	2639.9	Freehold
2, Toll Bar Avenue, New Waltham, Grimsby DN36 4PW	DN36 4PW	DN36 4	27/06/2025	158000	166324	FALSE	Bungalow	Semi_Detach	63	2507.94	2640.06	Freehold
20, Grange Close, New Waltham, Grimsby DN36 4AU	DN36 4AU	DN36 4	26/09/2024	142500	147893	TRUE	House	Terraced	56	2544.64	2640.95	Freehold
36, Parklands Avenue, Humberston, Grimsby DN36 4FY	DN36 4FY	DN36 4	12/12/2024	179500	182307	FALSE	House	Semi_Detach	69	2601.45	2642.13	Freehold
12, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	14/03/2024	280000	293511	TRUE	House	Detached	111	2522.52	2644.24	Freehold
3, Wellington Avenue, New Waltham, Grimsby DN36 4A	DN36 4AR	DN36 4	11/11/2022	263000	261974	TRUE	House	Detached	99	2656.57	2646.2	Freehold
16, Binbrook Drive, New Waltham, Grimsby DN36 4UU	DN36 4UU	DN36 4	11/11/2022	263000	261974	TRUE	House	Detached	99	2656.57	2646.2	Freehold
14, Hewson Road, Humberston, Grimsby DN36 4UD	DN36 4UD	DN36 4	19/09/2025	183000	193229	FALSE	Bungalow	Semi_Detach	73	2506.85	2646.97	Freehold
34, Holme Avenue, New Waltham, Grimsby DN36 4QN	DN36 4QN	DN36 4	23/01/2026	208000	206608	FALSE	House	Semi_Detach	78	2666.67	2648.82	Freehold
17, Baron Avenue, New Waltham, Grimsby DN36 4NF	DN36 4NF	DN36 4	28/03/2024	150000	159031	FALSE	Bungalow	Semi_Detach	60	2500	2650.52	Freehold
13, Vickers Road, New Waltham, Grimsby DN36 4UT	DN36 4UT	DN36 4	29/07/2022	194750	198963	TRUE	House	Semi_Detach	75	2596.67	2652.84	Freehold
22, Peaks Lane, New Waltham, Grimsby DN36 4QW	DN36 4QW	DN36 4	27/10/2025	425000	435231	FALSE	House	Detached	164	2591.46	2653.85	Freehold
1, St Christophers Road, Humberston, Grimsby DN36 4E	DN36 4ED	DN36 4	01/12/2023	142500	151388	FALSE	Bungalow	Semi_Detach	57	2500	2655.93	Freehold
282, Grimsby Road, Humberston, Grimsby DN36 4AF	DN36 4AF	DN36 4	03/06/2025	270000	284225	FALSE	House	Semi_Detach	107	2523.36	2656.31	Freehold
18a, Sinderson Road, Humberston, Grimsby DN36 4UF	DN36 4UF	DN36 4	21/03/2025	215000	215422	FALSE	Bungalow	Detached	81	2654.32	2659.53	Freehold
20, Vickers Road, New Waltham, Grimsby DN36 4UT	DN36 4UT	DN36 4	02/02/2024	249995	263411	TRUE	House	Detached	99	2525.2	2660.72	Freehold
59, Tetney Road, Humberston, Grimsby DN36 4JQ	DN36 4JQ	DN36 4	06/09/2022	227500	229043	FALSE	House	Semi_Detach	86	2645.35	2663.29	Freehold
21, Hedges Drive, Humberston, Grimsby DN36 4YW	DN36 4YW	DN36 4	17/09/2025	217000	229129	FALSE	House	Semi_Detach	86	2523.26	2664.29	Freehold
33, Queen Elizabeth Road, Humberston, Grimsby DN36	DN36 4DQ	DN36 4	04/09/2025	249950	263921	FALSE	House	Semi_Detach	99	2524.75	2665.87	Freehold
13a, Peaks Lane, New Waltham, Grimsby DN36 4QL	DN36 4QL	DN36 4	12/11/2025	390000	391919	FALSE	Bungalow	Detached	147	2653.06	2666.12	Freehold
86, Coniston Crescent, Humberston, Grimsby DN36 4AE	DN36 4AB	DN36 4	28/02/2022	185000	202638	FALSE	Bungalow	Other	76	2434.21	2666.29	Freehold
56, Priors Close, New Waltham, Grimsby DN36 4RA	DN36 4RA	DN36 4	19/02/2024	207500	221348	FALSE	House	Semi_Detach	83	2500	2666.84	Freehold
7, Clubhouse Way, Humberston, Grimsby DN36 4ZP	DN36 4ZP	DN36 4	25/08/2023	360000	365368	FALSE	House	Detached	137	2627.74	2666.92	Freehold
33, Wellington Avenue, New Waltham, Grimsby DN36 4	DN36 4AR	DN36 4	21/02/2025	199000	202707	TRUE	House	Semi_Detach	76	2618.42	2667.2	Freehold
2, Alder Avenue, Humberston, Grimsby DN36 4ZE	DN36 4ZE	DN36 4	21/07/2022	232500	237529	FALSE	House	Semi_Detach	89	2612.36	2668.87	Freehold
22, Wellington Avenue, New Waltham, Grimsby DN36 4	DN36 4AR	DN36 4	28/06/2024	252696	264347	TRUE	House	Detached	99	2552.48	2670.17	Freehold
8, Vickers Road, New Waltham, Grimsby DN36 4UT	DN36 4UT	DN36 4	10/06/2022	311000	323351	TRUE	House	Detached	121	2570.25	2672.32	Freehold
9, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	28/02/2022	275000	296802	TRUE	House	Detached	111	2477.48	2673.89	Freehold
31, Pretymen Crescent, New Waltham, Grimsby DN36 4	DN36 4NU	DN36 4	04/10/2023	190000	195262	FALSE	Bungalow	Semi_Detach	73	2602.74	2674.82	Freehold
53, Tetney Road, Humberston, Grimsby DN36 4JQ	DN36 4JQ	DN36 4	16/06/2023	242000	251438	FALSE	House	Semi_Detach	94	2574.47	2674.87	Freehold
4, The Beeches, Humberston, Grimsby DN36 4BU	DN36 4BU	DN36 4	20/07/2022	434950	438818	TRUE	House	Detached	164	2652.13	2675.72	Freehold
4, Kristiansand Close, New Waltham, Grimsby DN36 4E	DN36 4EH	DN36 4	13/04/2023	225000	241005	FALSE	House	Semi_Detach	90	2500	2677.83	Freehold
43, Humberston Avenue, Humberston, Grimsby DN36 4	DN36 4SW	DN36 4	29/06/2022	675000	701808	FALSE	House	Detached	262	2576.34	2678.66	Freehold
1, The Glade, New Waltham, Grimsby DN36 4FS	DN36 4FS	DN36 4	04/02/2022	350000	377748	FALSE	House	Detached	141	2482.27	2679.06	Freehold
1, St Lukes Grove, Humberston, Grimsby DN36 4DU	DN36 4DU	DN36 4	13/02/2026	185000	182194	FALSE	Bungalow	Semi_Detach	68	2720.59	2679.32	Freehold
41, Peterson Drive, New Waltham, Grimsby DN36 4GZ	DN36 4GZ	DN36 4	20/03/2026	363000	359131	FALSE	House	Detached	134	2708.96	2680.08	Freehold
19, Binbrook Drive, New Waltham, Grimsby DN36 4UU	DN36 4UU	DN36 4	30/09/2022	205000	206391	TRUE	House	Semi_Detach	77	2662.34	2680.4	Freehold
38, North Sea Lane, Humberston, Grimsby DN36 4UZ	DN36 4UZ	DN36 4	23/08/2024	295000	305588	FALSE	House	Semi_Detach	114	2587.72	2680.6	Freehold
13, Knightsbridge, New Waltham, Grimsby DN36 4YH	DN36 4YH	DN36 4	29/06/2022	175000	184969	FALSE	House	Semi_Detach	69	2536.23	2680.71	Freehold
16, The Rowans, Humberston, Grimsby DN36 4BN	DN36 4BN	DN36 4	01/10/2024	225000	233308	FALSE	House	Semi_Detach	87	2586.21	2681.7	Freehold
16, Queen Elizabeth Road, Humberston, Grimsby DN36	DN36 4DD	DN36 4	31/03/2023	169950	185092	FALSE	Bungalow	Semi_Detach	69	2463.04	2682.49	Freehold
17, Newlands Park, Humberston, Grimsby DN36 4XT	DN36 4XT	DN36 4	17/09/2025	230000	241595	FALSE	Bungalow	Detached	90	2555.56	2684.39	Freehold
5, Binbrook Drive, New Waltham, Grimsby DN36 4UU	DN36 4UU	DN36 4	04/11/2022	204000	206786	TRUE	House	Semi_Detach	77	2649.35	2685.53	Freehold
22a, Peaks Lane, New Waltham, Grimsby DN36 4QW	DN36 4QW	DN36 4	15/11/2024	390000	400191	FALSE	Bungalow	Detached	149	2617.45	2685.85	Freehold
243, Humberston Avenue, Humberston, Grimsby DN36 4	DN36 4JA	DN36 4	15/01/2025	190000	190747	FALSE	Bungalow	Detached	71	2676.06	2686.58	Freehold
2, Honningsvaag Close, New Waltham, Grimsby DN36 4	DN36 4EG	DN36 4	03/10/2025	175000	180010	FALSE	House	Terraced	67	2611.94	2686.72	Freehold
15, Vickers Road, New Waltham, Grimsby DN36 4UT	DN36 4UT	DN36 4	12/08/2022	199000	201521	TRUE	House	Semi_Detach	75	2653.33	2686.95	Freehold
22, Woodfield Close, Humberston, Grimsby DN36 4UW	DN36 4UW	DN36 4	19/12/2025	260000	257979	FALSE	House	Detached	96	2708.33	2687.28	Freehold
154, North Sea Lane, Humberston, Grimsby DN36 4XB	DN36 4XB	DN36 4	06/09/2024	350000	362792	FALSE	Bungalow	Detached	135	2592.59	2687.35	Freehold
11, Burcom Avenue, Humberston, Grimsby DN36 4XP	DN36 4XP	DN36 4	27/03/2025	200000	201552	FALSE	House	Semi_Detach	75	2666.67	2687.36	Freehold
7, Farmhouse Mews, New Waltham, Grimsby DN36 4YA	DN36 4YA	DN36 4	17/04/2023	136000	147925	FALSE	House	Terraced	55	2472.73	2689.55	Freehold
13, Brooklyn Drive, Humberston, Grimsby DN36 4EN	DN36 4EN	DN36 4	14/04/2022	300000	322761	FALSE	House	Detached	120	2500	2689.68	Freehold
11, Grange Close, New Waltham, Grimsby DN36 4AU	DN36 4AU	DN36 4	08/12/2023	189996	201846	TRUE	House	Semi_Detach	75	2533.28	2691.28	Freehold
12, Station Avenue, New Waltham, Grimsby DN36 4QS	DN36 4QS	DN36 4	25/11/2022	219000	218145	FALSE	Bungalow	Detached	81	2703.7	2693.15	Freehold
11, Green Lane, Humberston, Grimsby DN36 4ZJ	DN36 4ZJ	DN36 4	13/12/2024	132500	134961	FALSE	House	Terraced	50	2650	2699.22	Freehold
9, Becklands Avenue, New Waltham, Grimsby DN36 4F	DN36 4FA	DN36 4	16/05/2022	225500	243044	FALSE	House	Semi_Detach	90	2505.56	2700.49	Freehold
1, The Maples, Humberston, Grimsby DN36 4BT	DN36 4BT	DN36 4	07/08/2025	420000	442996	FALSE	House	Detached	164	2560.98	2701.2	Freehold
30, Parklands Avenue, Humberston, Grimsby DN36 4FY	DN36 4FY	DN36 4	13/03/2025	132000	132381	FALSE	House	Terraced	49	2693.88	2701.65	Freehold
52, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	21/10/2022	210000	213493	TRUE	House	Semi_Detach	79	2658.23	2702.44	Freehold
46, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	21/12/2022	300000	300294	TRUE	House	Detached	111	2702.7	2705.35	Freehold
2, Tromso Close, New Waltham, Grimsby DN36 4EQ	DN36 4EQ	DN36 4	31/05/2024	359950	376161	TRUE	House	Detached	139	2589.57	2706.19	Freehold
17, Drury Lane, New Waltham, Grimsby DN36 4YL	DN36 4YL	DN36 4	24/06/2022	250000	259929	FALSE	House	Detached	96	2604.17	2707.59	Freehold
51, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	30/09/2022	240000	238366	TRUE	House	Detached	88	2727.27	2708.7	Freehold
20, Binbrook Drive, New Waltham, Grimsby DN36 4UU	DN36 4UU	DN36 4	16/09/2022	210000	211424	TRUE	House	Semi_Detach	78	2692.31	2710.56	Freehold
2, Tetney Road, Humberston, Grimsby DN36 4JD	DN36 4JD	DN36 4	19/07/2024	305000	317436	FALSE	House	Detached	117	2606.84	2713.13	Freehold
20, Parklands Avenue, Humberston, Grimsby DN36 4FY	DN36 4FY	DN36 4	30/09/2022	186000	187262	FALSE	House	Semi_Detach	69	2695.65	2713.94	Freehold
14, St Peters Crescent, Humberston, Grimsby DN36 4DI	DN36 4DH	DN36 4	23/07/2025	318000	339266	FALSE	House	Detached	125	2544	2714.13	Freehold
16, Parklands Avenue, Humberston, Grimsby DN36 4FY	DN36 4FY	DN36 4	14/08/2025	255000	268962	FALSE	House	Detached	99	2575.76	2716.79	Freehold
32, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	30/11/2022	185000	187527	TRUE	House	Semi_Detach	69	2681.16	2717.78	Freehold
3, Vickers Road, New Waltham, Grimsby DN36 4UT	DN36 4UT	DN36 4	29/08/2025	200000	212041	FALSE	House	Semi_Detach	78	2564.1	2718.47	Freehold
18, Binbrook Drive, New Waltham, Grimsby DN36 4UU	DN36 4UU	DN36 4	06/10/2022	206000	209427	TRUE	House	Semi_Detach	77	2675.32	2719.83	Freehold
22, Grange Close, New Waltham, Grimsby DN36 4AU	DN36 4AU	DN36 4	28/03/2024	142496	152444	TRUE	House	Terraced	56	2544.57	2722.21	Freehold
21, Grange Close, New Waltham, Grimsby DN36 4AU	DN36 4AU	DN36 4	01/03/2024	142496	152444	TRUE	House	Terraced	56	2544.57	2722.21	Freehold
64, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	28/04/2023	295000	315985	TRUE	House	Semi_Detach	116	2543.1	2724.01	Freehold
18, Becklands Avenue, New Waltham, Grimsby DN36 4I	DN36 4FA	DN36 4	13/05/2022	225000	242505	FALSE	House	Semi_Detach	89	2528.09	2724.78	Freehold
7, Binbrook Drive, New Waltham, Grimsby DN36 4UU	DN36 4UU	DN36 4	16/12/2022	206000	209837	TRUE	House	Semi_Detach	77	2675.32	2725.16	Freehold
11, John Cornwell V C Drive, Humberston, Grimsby DN3	DN36 4BW	DN36 4	14/02/2022	499950	539587	TRUE	House	Detached	198	2525	2725.19	Freehold
51, Pretymen Crescent, New Waltham, Grimsby DN36 4	DN36 4NU	DN36 4	17/12/2025	220000	218290	FALSE	House	Detached	80	2750	2728.63	Freehold
2, Drury Lane, New Waltham, Grimsby DN36 4YL	DN36 4YL	DN36 4	15/08/2025	259950	275600	FALSE	House	Semi_Detach	101	2573.76	2728.71	Freehold
11, Windermere Crescent, Humberston, Grimsby DN36	DN36 4AX	DN36 4	05/07/2024	215000	223767	FALSE	Bungalow	Detached	82	2621.95	2728.87	Freehold
26, Vickers Road, New Waltham, Grimsby DN36 4UT	DN36 4UT	DN36 4	28/03/2024	314995	330195	TRUE	House	Detached	121	2603.26	2728.88	Freehold
1, St Peters Crescent, Humberston, Grimsby DN36 4DH	DN36 4DH	DN36 4	03/02/2026	200000	196535	FALSE	Bungalow	Detached	72	2777.78	2729.65	Freehold
17, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	31/08/2022	240000	240235	TRUE	House	Detached	88	2727.27	2729.94	Freehold
4, The Rowans, Humberston, Grimsby DN36 4BN	DN36 4BN	DN36 4	31/01/2025	340000	341337	FALSE	House	Detached	125	2720	2730.7	Freehold
3, Binbrook Drive, New Waltham, Grimsby DN36 4UU	DN36 4UU	DN36 4	28/10/2022	207000	210443	TRUE	House	Semi_Detach	77	2688.31	2733.03	Freehold
2, Binbrook Drive, New Waltham, Grimsby DN36 4UU	DN36 4UU	DN36 4	21/10/2022	207000	210443	TRUE	House	Semi_Detach	77	2688.31	2733.03	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
14, The Cherries, Humberston, Grimsby DN36 4BQ	DN36 4BQ	DN36 4	20/03/2025	447500	448378	FALSE	House	Detached	164	2728.66	2734.01	Freehold
14, Weightman Close, New Waltham, Grimsby DN36 4R	DN36 4RN	DN36 4	23/05/2025	149150	153269	TRUE	House	Terraced	56	2663.39	2736.95	Freehold
30, Church Avenue, Humberston, Grimsby DN36 4DL	DN36 4DL	DN36 4	05/08/2024	294000	303820	FALSE	Bungalow	Detached	111	2648.65	2737.12	Freehold
18, The Rowans, Humberston, Grimsby DN36 4BN	DN36 4BN	DN36 4	30/11/2022	235000	238210	FALSE	House	Semi_Detach	87	2701.15	2738.05	Freehold
26, Grange Close, New Waltham, Grimsby DN36 4AU	DN36 4AU	DN36 4	15/09/2023	172900	178041	TRUE	House	Semi_Detach	65	2660	2739.09	Freehold
63, Fieldhouse Road, Humberston, Grimsby DN36 4UJ	DN36 4UJ	DN36 4	29/06/2022	385000	400290	FALSE	Bungalow	Detached	146	2636.99	2741.71	Freehold
1, Fairway Drive, Humberston, Grimsby DN36 4ZQ	DN36 4ZQ	DN36 4	09/04/2026	220000	216815	FALSE	House	Detached	79	2784.81	2744.49	Freehold
31, Hawthorne Avenue, New Waltham, Grimsby DN36 4	DN36 4PR	DN36 4	10/03/2023	162500	173006	FALSE	Bungalow	Detached	63	2579.37	2746.13	Freehold
60, Hawker Way, New Waltham, Grimsby DN36 4FD	DN36 4FD	DN36 4	14/02/2025	343995	346028	TRUE	House	Detached	126	2730.12	2746.25	Freehold
4, Wellington Avenue, New Waltham, Grimsby DN36 4A	DN36 4AR	DN36 4	23/06/2023	299000	304974	TRUE	House	Detached	111	2693.69	2747.51	Freehold
5, Beech Lane, Humberston, Grimsby DN36 4ZF	DN36 4ZF	DN36 4	25/05/2022	197500	214370	FALSE	House	Terraced	78	2532.05	2748.33	Freehold
30, Swales Road, Humberston, Grimsby DN36 4UQ	DN36 4UQ	DN36 4	11/11/2024	170000	175909	FALSE	House	Terraced	64	2656.25	2748.58	Freehold
6, The Beeches, Humberston, Grimsby DN36 4BU	DN36 4BU	DN36 4	02/07/2024	523000	544325	FALSE	House	Detached	198	2641.41	2749.12	Freehold
10, Woodfield Close, Humberston, Grimsby DN36 4UW	DN36 4UW	DN36 4	05/06/2023	240000	244795	FALSE	House	Detached	89	2696.63	2750.51	Freehold
20, Coniston Crescent, Humberston, Grimsby DN36 4AY	DN36 4AY	DN36 4	23/01/2026	228000	225570	FALSE	Bungalow	Detached	82	2780.49	2750.85	Leasehold
52, Church Avenue, Humberston, Grimsby DN36 4DR	DN36 4DR	DN36 4	25/05/2025	193000	198149	FALSE	Bungalow	Semi_Detach	72	2680.56	2752.07	Freehold
13, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	17/01/2025	135000	137642	FALSE	House	Terraced	50	2700	2752.84	Freehold
27, Vickers Road, New Waltham, Grimsby DN36 4UT	DN36 4UT	DN36 4	20/09/2024	294995	305777	TRUE	House	Detached	111	2657.61	2754.75	Freehold
29, Vickers Road, New Waltham, Grimsby DN36 4UT	DN36 4UT	DN36 4	03/05/2024	318995	333361	TRUE	House	Detached	121	2636.32	2755.05	Freehold
16, Vickers Road, New Waltham, Grimsby DN36 4UT	DN36 4UT	DN36 4	19/04/2024	199995	212252	TRUE	House	Semi_Detach	77	2597.34	2756.52	Freehold
64, Hawker Way, New Waltham, Grimsby DN36 4FD	DN36 4FD	DN36 4	29/05/2025	152950	157173	TRUE	House	Terraced	57	2683.33	2757.42	Freehold
35, Heathland Way, Humberston, Grimsby DN36 4ZH	DN36 4ZH	DN36 4	10/01/2025	305000	306200	FALSE	House	Detached	111	2747.75	2758.56	Freehold
1, Wellington Avenue, New Waltham, Grimsby DN36 4A	DN36 4AR	DN36 4	17/06/2022	201000	212451	TRUE	House	Semi_Detach	77	2610.39	2759.1	Freehold
1, Vickers Road, New Waltham, Grimsby DN36 4UT	DN36 4UT	DN36 4	22/09/2023	209000	215214	TRUE	House	Semi_Detach	78	2679.49	2759.15	Freehold
10, Priors Close, New Waltham, Grimsby DN36 4RA	DN36 4RA	DN36 4	29/05/2025	215000	220736	FALSE	House	Semi_Detach	80	2687.5	2759.2	Freehold
5, Cherry Lane, Humberston, Grimsby DN36 4ZS	DN36 4ZS	DN36 4	13/12/2024	234000	237660	FALSE	House	Semi_Detach	86	2720.93	2763.49	Freehold
4, Binbrook Drive, New Waltham, Grimsby DN36 4UU	DN36 4UU	DN36 4	25/11/2022	210000	212868	TRUE	House	Semi_Detach	77	2727.27	2764.52	Freehold
9, Swales Road, Humberston, Grimsby DN36 4UH	DN36 4UH	DN36 4	13/09/2022	184000	185248	FALSE	Bungalow	Semi_Detach	67	2746.27	2764.9	Freehold
28, Vickers Road, New Waltham, Grimsby DN36 4UT	DN36 4UT	DN36 4	20/12/2023	319995	334749	TRUE	House	Detached	121	2644.59	2766.52	Freehold
11, Lindisfarne Avenue, New Waltham, Grimsby DN36 4	DN36 4QB	DN36 4	24/06/2024	254000	265711	FALSE	Bungalow	Detached	96	2645.83	2767.82	Freehold
33, Dunbar Avenue, New Waltham, Grimsby DN36 4PY	DN36 4PY	DN36 4	06/02/2025	299950	301723	FALSE	House	Detached	109	2751.83	2768.1	Freehold
44, Albery Way, New Waltham, Grimsby DN36 4WF	DN36 4WF	DN36 4	14/03/2025	315000	315618	FALSE	House	Detached	114	2763.16	2768.58	Freehold
10, Parklands Avenue, Humberston, Grimsby DN36 4FY	DN36 4FY	DN36 4	22/07/2022	187000	191045	FALSE	House	Semi_Detach	69	2710.14	2768.77	Freehold
5, The Orchard, New Waltham, Grimsby DN36 4PQ	DN36 4PQ	DN36 4	04/10/2022	182500	185536	FALSE	Bungalow	Semi_Detach	67	2723.88	2769.19	Freehold
10, St Johns Road, Humberston, Grimsby DN36 4DY	DN36 4DY	DN36 4	06/01/2023	168000	174552	FALSE	Bungalow	Semi_Detach	63	2666.67	2770.67	Freehold
3, The Beeches, Humberston, Grimsby DN36 4BU	DN36 4BU	DN36 4	05/06/2025	438000	454470	FALSE	House	Detached	164	2670.73	2771.16	Freehold
28, Church Avenue, Humberston, Grimsby DN36 4DL	DN36 4DL	DN36 4	24/04/2026	233500	230177	FALSE	Bungalow	Semi_Detach	83	2813.25	2773.22	Freehold
18, Wellington Avenue, New Waltham, Grimsby DN36 4	DN36 4AR	DN36 4	14/11/2024	299995	307834	TRUE	House	Detached	111	2702.66	2773.28	Freehold
46, Fieldhouse Road, Humberston, Grimsby DN36 4UJ	DN36 4UJ	DN36 4	02/02/2022	198000	213698	FALSE	Bungalow	Detached	77	2571.43	2775.3	Freehold
12, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	27/06/2022	235000	244333	TRUE	House	Detached	88	2670.45	2776.51	Freehold
53, Midfield Road, Humberston, Grimsby DN36 4TH	DN36 4TH	DN36 4	21/07/2022	300000	302668	FALSE	House	Detached	109	2752.29	2776.77	Freehold
24, Vickers Road, New Waltham, Grimsby DN36 4UT	DN36 4UT	DN36 4	01/03/2024	272995	286168	TRUE	House	Detached	103	2650.44	2778.33	Freehold
13, Grange Close, New Waltham, Grimsby DN36 4AU	DN36 4AU	DN36 4	08/03/2024	259995	272541	TRUE	House	Detached	98	2653.01	2781.03	Freehold
7, The Maples, Humberston, Grimsby DN36 4BT	DN36 4BT	DN36 4	18/08/2022	239000	242028	FALSE	House	Semi_Detach	87	2747.13	2781.93	Freehold
186, Grimsby Road, Humberston, Grimsby DN36 4AG	DN36 4AG	DN36 4	19/07/2023	175000	183662	FALSE	Bungalow	Semi_Detach	66	2651.52	2782.76	Freehold
12, Bude Close, New Waltham, Grimsby DN36 4GP	DN36 4GP	DN36 4	04/07/2022	240000	242134	FALSE	House	Detached	87	2758.62	2783.15	Freehold
41, Lidgard Road, Humberston, Grimsby DN36 4XJ	DN36 4XJ	DN36 4	30/05/2025	225000	231003	FALSE	Bungalow	Semi_Detach	83	2710.84	2783.17	Freehold
4, St Peters Crescent, Humberston, Grimsby DN36 4DH	DN36 4DH	DN36 4	24/05/2024	182500	192115	FALSE	Bungalow	Semi_Detach	69	2644.93	2784.28	Freehold
26, Tintagel Way, New Waltham, Grimsby DN36 4GT	DN36 4GT	DN36 4	20/01/2023	240000	245040	FALSE	House	Detached	88	2727.27	2784.55	Freehold
13, Parklands Avenue, Humberston, Grimsby DN36 4FY	DN36 4FY	DN36 4	12/09/2025	182000	192173	FALSE	House	Semi_Detach	69	2637.68	2785.12	Freehold
8, Paul Crescent, Humberston, Grimsby DN36 4DF	DN36 4DF	DN36 4	17/04/2023	237500	248196	FALSE	Bungalow	Detached	89	2668.54	2788.72	Freehold
20, Wellington Avenue, New Waltham, Grimsby DN36 4	DN36 4AR	DN36 4	27/06/2024	263995	276167	TRUE	House	Detached	99	2666.62	2789.57	Freehold
31, Vickers Road, New Waltham, Grimsby DN36 4UT	DN36 4UT	DN36 4	26/06/2024	295995	309642	TRUE	House	Detached	111	2666.62	2789.57	Freehold
277, Humberston Fitties, Humberston, Grimsby DN36 4E	DN36 4EY	DN36 4	18/12/2023	112000	117164	FALSE	Bungalow	Detached	42	2666.67	2789.62	Leasehold
33, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	30/11/2022	190000	192595	TRUE	House	Semi_Detach	69	2753.62	2791.23	Freehold
4, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	29/04/2022	205000	220553	TRUE	House	Detached	79	2594.94	2791.81	Freehold
6, Cherry Lane, Humberston, Grimsby DN36 4ZS	DN36 4ZS	DN36 4	15/07/2022	180500	184405	FALSE	House	Semi_Detach	66	2734.85	2794.02	Freehold
33, Mellor Way, New Waltham, Grimsby DN36 4GW	DN36 4GW	DN36 4	26/05/2023	206000	217957	FALSE	House	Semi_Detach	78	2641.03	2794.32	Freehold
12, The Rowans, Humberston, Grimsby DN36 4BN	DN36 4BN	DN36 4	18/07/2022	238000	243148	FALSE	House	Semi_Detach	87	2735.63	2794.8	Freehold
12, Grange Close, New Waltham, Grimsby DN36 4AU	DN36 4AU	DN36 4	16/02/2024	259995	273947	TRUE	House	Detached	98	2653.01	2795.38	Freehold
11, Binbrook Drive, New Waltham, Grimsby DN36 4UU	DN36 4UU	DN36 4	13/12/2022	310000	310304	TRUE	House	Detached	111	2792.79	2795.53	Freehold
10, St Marks Road, Humberston, Grimsby DN36 4DX	DN36 4DX	DN36 4	20/03/2025	172000	173335	FALSE	Bungalow	Semi_Detach	62	2774.19	2795.73	Freehold
5, The Beeches, Humberston, Grimsby DN36 4BU	DN36 4BU	DN36 4	25/02/2022	424950	458641	TRUE	House	Detached	164	2591.16	2796.59	Freehold
10, Grange Close, New Waltham, Grimsby DN36 4AU	DN36 4AU	DN36 4	15/12/2023	197495	209813	TRUE	House	Semi_Detach	75	2633.27	2797.51	Freehold
12, Knightsbridge, New Waltham, Grimsby DN36 4YH	DN36 4YH	DN36 4	07/11/2022	185000	187527	FALSE	House	Semi_Detach	67	2761.19	2798.91	Freehold
29, Hammerfest Avenue, New Waltham, Grimsby DN36	DN36 4FU	DN36 4	20/05/2025	350000	355572	FALSE	House	Detached	127	2755.91	2799.78	Freehold
29, Wellington Avenue, New Waltham, Grimsby DN36 4	DN36 4AR	DN36 4	26/06/2024	264995	277213	TRUE	House	Detached	99	2676.72	2800.13	Freehold
10, Hammerfest Avenue, New Waltham, Grimsby DN36	DN36 4FU	DN36 4	27/01/2023	239950	249308	TRUE	House	Semi_Detach	89	2696.07	2801.21	Freehold
8, Hammerfest Avenue, New Waltham, Grimsby DN36 4	DN36 4FU	DN36 4	26/01/2023	239950	249308	TRUE	House	Semi_Detach	89	2696.07	2801.21	Freehold
11, Weightman Close, New Waltham, Grimsby DN36 4R	DN36 4RN	DN36 4	07/03/2025	155796	157005	TRUE	House	Semi_Detach	56	2782.07	2803.66	Freehold
56, Forest Way, Humberston, Grimsby DN36 4BX	DN36 4BX	DN36 4	01/08/2022	221500	224307	FALSE	House	Semi_Detach	80	2768.75	2803.84	Freehold
4, Tudor Close, Humberston, Grimsby DN36 4TE	DN36 4TE	DN36 4	08/08/2024	285000	294519	FALSE	Bungalow	Detached	105	2714.29	2804.94	Freehold
20, Marquis Avenue, New Waltham, Grimsby DN36 4ND	DN36 4ND	DN36 4	11/11/2022	180000	182459	FALSE	Bungalow	Semi_Detach	65	2769.23	2807.06	Freehold
20, Maple Grove, New Waltham, Grimsby DN36 4PU	DN36 4PU	DN36 4	27/05/2022	284000	300481	FALSE	Bungalow	Detached	107	2654.21	2808.23	Freehold
77, Forest Way, Humberston, Grimsby DN36 4BX	DN36 4BX	DN36 4	10/10/2022	221000	224676	FALSE	House	Semi_Detach	80	2762.5	2808.45	Freehold
18, The Beeches, Humberston, Grimsby DN36 4BU	DN36 4BU	DN36 4	31/03/2022	429950	460628	TRUE	House	Detached	164	2621.65	2808.71	Freehold
251, Humberston Avenue, Humberston, Grimsby DN36 4	DN36 4JA	DN36 4	24/10/2022	287500	292282	FALSE	Bungalow	Semi_Detach	104	2764.42	2810.4	Freehold
8, Grange Close, New Waltham, Grimsby DN36 4AU	DN36 4AU	DN36 4	09/08/2024	151995	157450	TRUE	House	Semi_Detach	56	2714.2	2811.61	Freehold
27, Alder Avenue, Humberston, Grimsby DN36 4ZE	DN36 4ZE	DN36 4	28/02/2025	260000	261537	TRUE	House	Detached	93	2795.7	2812.23	Freehold
20, Green Lane, Humberston, Grimsby DN36 4ZJ	DN36 4ZJ	DN36 4	12/08/2024	215000	222181	FALSE	House	Detached	79	2721.52	2812.42	Freehold
6, Farmhouse Mews, New Waltham, Grimsby DN36 4YA	DN36 4YA	DN36 4	29/04/2022	140000	154698	FALSE	House	Terraced	55	2545.45	2812.69	Freehold
18, Midfield Place, Humberston, Grimsby DN36 4TJ	DN36 4TJ	DN36 4	19/10/2022	155000	157578	FALSE	Bungalow	Semi_Detach	56	2767.86	2813.89	Freehold
21, Baatsfjord Close, New Waltham, Grimsby DN36 4EF	DN36 4EF	DN36 4	31/07/2025	175000	188573	FALSE	House	Terraced	67	2611.94	2814.52	Freehold
15, Ennerdale Close, Humberston, Grimsby DN36 4AE	DN36 4AE	DN36 4	04/11/2022	175000	177390	FALSE	Bungalow	Semi_Detach	63	2777.78	2815.71	Freehold
11, St Marks Road, Humberston, Grimsby DN36 4DX	DN36 4DX	DN36 4	08/07/2022	159950	163410	FALSE	Bungalow	Semi_Detach	58	2757.76	2817.41	Freehold
6, Wellington Avenue, New Waltham, Grimsby DN36 4A	DN36 4AR	DN36 4	31/03/2023	320250	340954	TRUE	House	Detached	121	2646.69	2817.8	Freehold
53, Church Avenue, Humberston, Grimsby DN36 4DJ	DN36 4DJ	DN36 4	31/07/2024	270000	281940	FALSE	House	Semi_Detach	100	2700	2819.4	Freehold
15, Wellington Avenue, New Waltham, Grimsby DN36 4	DN36 4AR	DN36 4	29/06/2023	209000	217151	TRUE	House	Semi_Detach	77	2714.29	2820.14	Freehold
25, Vickers Road, New Waltham, Grimsby DN36 4UT	DN36 4UT	DN36 4	15/05/2024	208996	220007	TRUE	House	Semi_Detach	78	2679.44	2820.6	Freehold
13, Weightman Close, New Waltham, Grimsby DN36 4R	DN36 4RN	DN36 4	14/03/2025	156746	157962	TRUE	House	Semi_Detach	56	2799.04	2820.75	Freehold
16, Station Avenue, New Waltham, Grimsby DN36 4QS	DN36 4QS	DN36 4	01/11/2024	245000	251402	FALSE	Bungalow	Detached	89	2752.81	2824.74	Freehold
28, Fieldhouse Road, Humberston, Grimsby DN36 4TS	DN36 4TS	DN36 4	09/01/2026	240000	237442	FALSE	Bungalow	Detached	84	2857.14	2826.69	Freehold
16, Wellington Avenue, New Waltham, Grimsby DN36 4	DN36 4AR	DN36 4	28/06/2024	326995	342072	TRUE	House	Detached	121	2702.44	2827.04	Freehold
44, Station Avenue, New Waltham, Grimsby DN36 4QT	DN36 4QT	DN36 4	18/11/2022	335000	333693	FALSE	Bungalow	Detached	118	2838.98	2827.91	Freehold
9, Binbrook Drive, New Waltham, Grimsby DN36 4UU	DN36 4UU	DN36 4	31/03/2023	263000	280003	TRUE	House	Detached	99	2656.57	2828.31	Freehold
79, Forest Way, Humberston, Grimsby DN36 4BX	DN36 4BX	DN36 4	23/05/2024	215000	226327	FALSE	House	Semi_Detach	80	2687.5	2829.09	Freehold
3, Eastfield, Humberston, Grimsby DN36 4TP	DN36 4TP	DN36 4	31/01/2022	184000	203812	FALSE	Bungalow	Semi_Detach	72	2555.56	2830.72	Freehold
23, Parklands Avenue, Humberston, Grimsby DN36 4FY	DN36 4FY	DN36 4	03/05/2022	265000	280378	FALSE	House	Detached	99	2676.77	2832.1	Freehold
7, Vickers Road, New Waltham, Grimsby DN36 4UT	DN36 4UT	DN36 4	26/08/2022	210000	212661	TRUE	House	Semi_Detach	75	2800	2835.48	Freehold
44, Charles Avenue, New Waltham, Grimsby DN36 4PD	DN36 4PD	DN36 4	05/09/2025	215000	227017	FALSE	House	Semi_Detach	80	2687.5	2837.71	Freehold
13, Binbrook Drive, New Waltham, Grimsby DN36 4UU	DN36 4UU	DN36 4	25/11/2022	210000	212868	TRUE	House	Semi_Detach	75	2800	2838.24	Freehold
14, Binbrook Drive, New Waltham, Grimsby DN36 4UU	DN36 4UU	DN36 4	25/11/2022	210000	212868	TRUE	House	Semi_Detach	75	2800	2838.24	Freehold
15, Weightman Close, New Waltham, Grimsby DN36 4R	DN36 4RN	DN36 4	14/03/2025	160546	161792	TRUE	House	Semi_Detach	57	2816.6	2838.46	Freehold
24, Walk Lane, Humberston, Grimsby DN36 4JH	DN36 4JH	DN36 4	26/08/2022	380000	380373	FALSE	Bungalow	Detached	134	2835.82	2838.6	Freehold
19, The Rowans, Humberston, Grimsby DN36 4BN	DN36 4BN	DN36 4	26/01/2024	222000	235606	FALSE	House	Semi_Detach	83	2674.7	2838.63	Freehold
19, Green Lane, Humberston, Grimsby DN36 4ZJ	DN36 4ZJ	DN36 4	22/11/2024	189500	195911	FALSE	House	Semi_Detach	69	2746.38	2839.29	Freehold
21, Pendeen Close, New Waltham, Grimsby DN36 4GQ	DN36 4GQ	DN36 4	29/07/2022	245000	247179	FALSE	House	Detached	87	2816.09	2841.14	Freehold
29, Alder Avenue, Humberston, Grimsby DN36 4ZE	DN36 4ZE	DN36 4	27/09/2024	255000	264320	TRUE	House	Detached	93	2741.94	2842.15	Freehold
21, Church Lane, Humberston, Grimsby DN36 4HZ	DN36 4HZ	DN36 4	26/01/2023	265000	270565	FALSE	House	Detached	95	2789.47	2848.05	Freehold
60, Midfield Road, Humberston, Grimsby DN36 4TH	DN36 4TH	DN36 4	16/12/2022	350000	350343	FALSE	House	Detached	123	2845.53	2848.32	Freehold
38, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	19/12/2022	225000	225221	TRUE	House	Detached	79	2848.1	2850.9	Freehold
10, Vickers Road, New Waltham, Grimsby DN36 4UT	DN36 4UT	DN36 4	05/05/2023	207500	219544	FALSE	House	Semi_Detach	77	2694.81	2851.22	Freehold
16, North Sea Lane, Humberston, Grimsby DN36 4UZ	DN36 4UZ	DN36 4	09/04/2026	220000	216815	FALSE	Bungalow	Detached	76	2894.74	2852.83	Freehold
17, Weightman Close, New Waltham, Grimsby DN36 4R	DN36 4RN	DN36 4	17/03/2025	161496	162749	TRUE	House	Semi_Detach	57	2833.26	2855.25	Freehold
23c, Forest Way, Humberston, Grimsby DN36 4HQ	DN36 4HQ	DN36 4	25/10/2023	375000	379836	FALSE	House	Detached	133	2819.55	2855.91	Freehold
42, Hawker Way, New Waltham, Grimsby DN36 4FD	DN36 4FD	DN36 4	12/06/2025	208995	220006	TRUE	House	Semi_Detach	77	2714.22	2857.22	Freehold
4, Peaks Lane, New Waltham, Grimsby DN36 4QW	DN36 4QW	DN36 4	03/07/2025	225000	240047	FALSE	Bungalow	Detached	84	2678.57	2857.7	Freehold
68, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	09/06/2023	190000	197410	TRUE	House	Semi_Detach	69	2753.62	2861.01	Freehold
30, Dunbar Avenue, New Waltham, Grimsby DN36 4PY	DN36 4PY	DN36 4	04/07/2025	330000	352069	FALSE	House	Detached	123	2682.93	2862.35	Freehold
9, Cherry Close, Humberston, Grimsby DN36 4US	DN36 4US	DN36 4	22/01/2024	340000	354949	FALSE	House	Detached	124	2741.94	2862.49	Freehold
37, Sinderson Road, Humberston, Grimsby DN36 4UB	DN36 4UB	DN36 4	28/03/2025	179000	180389	FALSE	Bungalow	Semi_Detach	63	2841.27	2863.32	Freehold
31b, Humberston Avenue, Humberston, Grimsby DN36 4	DN36 4SW	DN36 4	29/09/2023	610000	618481	FALSE	House	Detached	216	2824.07	2863.34	Freehold
41, Pretymen Crescent, New Waltham, Grimsby DN36 4	DN36 4NU	DN36 4	23/07/2024	212000	220644	FALSE	Bungalow	Detached	77	2753.25	2865.51	Freehold
26, Humberston Avenue, Humberston, Grimsby DN36 4	DN36 4SP	DN36 4	27/09/2022	560000	556187	FALSE	House	Detached	194	2886.6	2866.94	Freehold
3, Hedges Drive, Humberston, Grimsby DN36 4YW	DN36 4YW	DN36 4	25/06/2024	255000	266757	TRUE	House	Detached	93	2741.94	2868.35	Freehold
15, Alder Avenue, Humberston, Grimsby DN36 4ZE	DN36 4ZE	DN36 4	21/06/2024	255000	266757	TRUE	House	Detached	93	2741.94	2868.35	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
16, Toll Bar Avenue, New Waltham, Grimsby DN36 4PW	DN36 4PW	DN36 4	21/03/2022	209000	223913	FALSE	Bungalow	Detached	78	2679.49	2870.68	Freehold
43, Church Avenue, Humberston, Grimsby DN36 4DJ	DN36 4DJ	DN36 4	14/06/2024	290000	304354	FALSE	House	Semi_Detach	106	2735.85	2871.26	Freehold
3, The Cherries, Humberston, Grimsby DN36 4BQ	DN36 4BQ	DN36 4	28/11/2022	395000	393459	FALSE	House	Detached	137	2883.21	2871.96	Freehold
6, Binbrook Drive, New Waltham, Grimsby DN36 4UU	DN36 4UU	DN36 4	20/12/2022	220000	224098	TRUE	House	Semi_Detach	78	2820.51	2873.05	Freehold
103, Peaks Lane, New Waltham, Grimsby DN36 4LZ	DN36 4LZ	DN36 4	03/03/2022	364800	390830	FALSE	Bungalow	Detached	136	2682.35	2873.75	Freehold
23, Vickers Road, New Waltham, Grimsby DN36 4UT	DN36 4UT	DN36 4	22/03/2024	203395	215640	TRUE	House	Semi_Detach	75	2711.93	2875.2	Freehold
16, Weightman Close, New Waltham, Grimsby DN36 4R	DN36 4RN	DN36 4	02/05/2025	156746	161074	TRUE	House	Terraced	56	2799.04	2876.32	Freehold
9, Vickers Road, New Waltham, Grimsby DN36 4UT	DN36 4UT	DN36 4	12/08/2022	230000	230225	TRUE	House	Detached	80	2875	2877.81	Freehold
91, Church Avenue, Humberston, Grimsby DN36 4HR	DN36 4HR	DN36 4	07/02/2022	240000	259027	FALSE	Bungalow	Detached	90	2666.67	2878.08	Freehold
42, Links Drive, Humberston, Grimsby DN36 4ZG	DN36 4ZG	DN36 4	15/05/2023	253000	261981	FALSE	House	Detached	91	2780.22	2878.91	Freehold
7, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	20/05/2022	215000	227477	TRUE	House	Detached	79	2721.52	2879.46	Freehold
30, Vickers Road, New Waltham, Grimsby DN36 4UT	DN36 4UT	DN36 4	28/03/2024	304995	319712	TRUE	House	Detached	111	2747.7	2880.29	Freehold
4, Hadfield Place, New Waltham, Grimsby DN36 4BF	DN36 4BF	DN36 4	22/11/2024	208995	216065	TRUE	House	Semi_Detach	75	2786.6	2880.87	Freehold
20, St Mathews Road, Humberston, Grimsby DN36 4EE	DN36 4EE	DN36 4	20/07/2023	151000	158474	FALSE	Bungalow	Semi_Detach	55	2745.45	2881.35	Freehold
27, Grange Close, New Waltham, Grimsby DN36 4AU	DN36 4AU	DN36 4	29/09/2023	156750	161411	TRUE	House	Semi_Detach	56	2799.11	2882.34	Freehold
9, Grange Close, New Waltham, Grimsby DN36 4AU	DN36 4AU	DN36 4	15/12/2023	151996	161476	TRUE	House	Semi_Detach	56	2714.21	2883.5	Freehold
21, Parklands Avenue, Humberston, Grimsby DN36 4FY	DN36 4FY	DN36 4	04/09/2024	245000	253954	FALSE	House	Detached	88	2784.09	2885.84	Freehold
62, Hawker Way, New Waltham, Grimsby DN36 4FD	DN36 4FD	DN36 4	24/01/2025	161495	164655	TRUE	House	Terraced	57	2833.25	2888.68	Freehold
14c, Wayside Drive, New Waltham, Grimsby DN36 4LW	DN36 4LW	DN36 4	31/08/2022	260000	260255	FALSE	Bungalow	Detached	90	2888.89	2891.72	Freehold
19, Mellor Way, New Waltham, Grimsby DN36 4GW	DN36 4GW	DN36 4	31/03/2025	167500	167829	FALSE	Bungalow	Detached	58	2887.93	2893.6	Freehold
44, Hawker Way, New Waltham, Grimsby DN36 4FD	DN36 4FD	DN36 4	13/06/2025	211845	223006	TRUE	House	Semi_Detach	77	2751.23	2896.18	Freehold
5, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	15/11/2024	140000	144866	FALSE	House	Terraced	50	2800	2897.32	Freehold
77, Peaks Lane, New Waltham, Grimsby DN36 4LZ	DN36 4LZ	DN36 4	15/06/2023	206500	214554	FALSE	House	Semi_Detach	74	2790.54	2899.38	Freehold
32, Parklands Avenue, Humberston, Grimsby DN36 4FY	DN36 4FY	DN36 4	30/10/2023	138000	142091	FALSE	House	Terraced	49	2816.33	2899.82	Freehold
36, North Sea Lane, Humberston, Grimsby DN36 4UZ	DN36 4UZ	DN36 4	30/10/2024	220000	226431	FALSE	Bungalow	Detached	78	2820.51	2902.96	Freehold
23, Fieldhouse Road, Humberston, Grimsby DN36 4TL	DN36 4TL	DN36 4	21/10/2022	260000	264325	FALSE	House	Semi_Detach	91	2857.14	2904.67	Freehold
2, Wellington Avenue, New Waltham, Grimsby DN36 4A	DN36 4AR	DN36 4	24/06/2022	218000	226658	TRUE	House	Detached	78	2794.87	2905.87	Freehold
118, Humberston Avenue, Humberston, Grimsby DN36 4	DN36 4SU	DN36 4	17/06/2022	400000	415886	FALSE	Bungalow	Detached	143	2797.2	2908.29	Freehold
20, Viscount Way, Humberston, Grimsby DN36 4XX	DN36 4XX	DN36 4	02/09/2025	288000	302519	FALSE	House	Detached	104	2769.23	2908.84	Freehold
22, Priors Close, New Waltham, Grimsby DN36 4RA	DN36 4RA	DN36 4	07/01/2022	200000	221535	FALSE	Bungalow	Semi_Detach	76	2631.58	2914.93	Freehold
5, Vickers Road, New Waltham, Grimsby DN36 4UT	DN36 4UT	DN36 4	24/06/2022	207000	218792	TRUE	House	Semi_Detach	75	2760	2917.23	Freehold
50, Hawker Way, New Waltham, Grimsby DN36 4FD	DN36 4FD	DN36 4	23/05/2025	161995	166468	TRUE	House	Terraced	57	2842.02	2920.49	Freehold
15, Hammerfest Avenue, New Waltham, Grimsby DN36	DN36 4FU	DN36 4	27/04/2023	269950	289153	TRUE	House	Semi_Detach	99	2726.77	2920.74	Freehold
89, Peaks Lane, New Waltham, Grimsby DN36 4LZ	DN36 4LZ	DN36 4	17/10/2024	200000	207385	FALSE	House	Semi_Detach	71	2816.9	2920.92	Freehold
66, Hawker Way, New Waltham, Grimsby DN36 4FD	DN36 4FD	DN36 4	31/01/2025	163395	166593	TRUE	House	Terraced	57	2866.58	2922.68	Freehold
16, Burcom Avenue, Humberston, Grimsby DN36 4XP	DN36 4XP	DN36 4	21/11/2025	220000	222354	FALSE	Bungalow	Semi_Detach	76	2894.74	2925.71	Freehold
12, Binbrook Drive, New Waltham, Grimsby DN36 4UU	DN36 4UU	DN36 4	09/12/2022	228000	228224	TRUE	House	Detached	78	2923.08	2925.95	Freehold
21, Midfield Road, Humberston, Grimsby DN36 4TH	DN36 4TH	DN36 4	21/01/2022	185000	204920	FALSE	Bungalow	Semi_Detach	70	2642.86	2927.43	Freehold
60, Humberston Avenue, Humberston, Grimsby DN36 4	DN36 4SS	DN36 4	21/11/2022	585000	582717	FALSE	House	Detached	199	2939.7	2928.23	Freehold
15, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	25/03/2025	146000	146422	FALSE	House	Terraced	50	2920	2928.44	Freehold
5, St Lukes Grove, Humberston, Grimsby DN36 4DU	DN36 4DU	DN36 4	04/08/2025	210000	222643	FALSE	Bungalow	Semi_Detach	76	2763.16	2929.51	Freehold
75, Forest Way, Humberston, Grimsby DN36 4BX	DN36 4BX	DN36 4	06/07/2022	229500	234465	FALSE	House	Semi_Detach	80	2868.75	2930.81	Freehold
20, Hadfield Place, New Waltham, Grimsby DN36 4BF	DN36 4BF	DN36 4	20/06/2025	273995	284298	TRUE	House	Detached	97	2824.69	2930.91	Freehold
8, Binbrook Drive, New Waltham, Grimsby DN36 4UU	DN36 4UU	DN36 4	21/12/2022	287000	287281	TRUE	House	Detached	98	2928.57	2931.44	Freehold
11, The Cloisters, Humberston, Grimsby DN36 4HT	DN36 4HT	DN36 4	19/02/2024	245000	258148	FALSE	Bungalow	Detached	88	2784.09	2933.5	Freehold
3, Brunton Way, New Waltham, Grimsby DN36 4QU	DN36 4QU	DN36 4	06/07/2022	158000	161418	FALSE	Bungalow	Semi_Detach	55	2872.73	2934.87	Freehold
3, The Cloisters, Humberston, Grimsby DN36 4HT	DN36 4HT	DN36 4	11/01/2022	189950	205444	FALSE	Bungalow	Detached	70	2713.57	2934.91	Freehold
11, Barnet Drive, New Waltham, Grimsby DN36 4GH	DN36 4GH	DN36 4	03/08/2022	180000	182281	FALSE	Bungalow	Semi_Detach	62	2903.23	2940.02	Freehold
15, The Maples, Humberston, Grimsby DN36 4BT	DN36 4BT	DN36 4	21/11/2025	240000	241181	FALSE	House	Detached	82	2926.83	2941.23	Freehold
62, Forest Way, Humberston, Grimsby DN36 4BX	DN36 4BX	DN36 4	01/04/2022	215000	235887	FALSE	House	Semi_Detach	80	2687.5	2948.59	Freehold
67, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	13/04/2023	190000	203515	TRUE	House	Semi_Detach	69	2753.62	2949.49	Freehold
14, Hammerfest Avenue, New Waltham, Grimsby DN36	DN36 4FU	DN36 4	28/02/2023	244950	262645	TRUE	House	Semi_Detach	89	2752.25	2951.07	Freehold
223, Humberston Fitties, Humberston, Grimsby DN36 4	DN36 4HE	DN36 4	16/02/2022	175000	188874	FALSE	Bungalow	Detached	64	2734.38	2951.16	Leasehold
16, Hadfield Place, New Waltham, Grimsby DN36 4BF	DN36 4BF	DN36 4	27/06/2025	276000	286378	TRUE	House	Detached	97	2845.36	2952.35	Freehold
259, Humberston Fitties, Humberston, Grimsby DN36 4	DN36 4EY	DN36 4	26/08/2022	118000	118116	FALSE	Bungalow	Detached	40	2950	2952.9	Leasehold
13, Wellington Avenue, New Waltham, Grimsby DN36 4	DN36 4AR	DN36 4	22/06/2023	219000	227541	TRUE	House	Semi_Detach	77	2844.16	2955.08	Freehold
5, St Thomas Close, Humberston, Grimsby DN36 4HS	DN36 4HS	DN36 4	09/10/2024	250000	257308	FALSE	Bungalow	Detached	87	2873.56	2957.56	Freehold
24, Fieldhouse Road, Humberston, Grimsby DN36 4TS	DN36 4TS	DN36 4	23/07/2025	239000	257327	FALSE	Bungalow	Semi_Detach	87	2747.13	2957.78	Freehold
12, Alder Avenue, Humberston, Grimsby DN36 4ZE	DN36 4ZE	DN36 4	22/07/2022	273000	275428	FALSE	House	Detached	93	2935.48	2961.59	Freehold
3, Lime Tree Close, New Waltham, Grimsby DN36 4FZ	DN36 4FZ	DN36 4	27/09/2024	330000	343557	FALSE	House	Semi_Detach	116	2844.83	2961.7	Freehold
52, Fieldhouse Road, Humberston, Grimsby DN36 4UJ	DN36 4UJ	DN36 4	24/01/2025	210000	213284	FALSE	Bungalow	Semi_Detach	72	2916.67	2962.28	Freehold
44, Parklands Avenue, Humberston, Grimsby DN36 4FY	DN36 4FY	DN36 4	22/04/2024	136000	145197	FALSE	House	Terraced	49	2775.51	2963.2	Freehold
42, Fairway Drive, Humberston, Grimsby DN36 4ZQ	DN36 4ZQ	DN36 4	02/07/2024	225000	234174	FALSE	House	Detached	79	2848.1	2964.23	Freehold
241, Humberston Avenue, Humberston, Grimsby DN36 4	DN36 4JA	DN36 4	19/12/2024	307000	308511	FALSE	House	Detached	104	2951.92	2966.45	Freehold
2, Hadfield Place, New Waltham, Grimsby DN36 4BF	DN36 4BF	DN36 4	27/09/2024	223246	231405	TRUE	House	Detached	78	2862.13	2966.73	Freehold
14, Wellington Avenue, New Waltham, Grimsby DN36 4	DN36 4AR	DN36 4	07/06/2024	314995	329518	TRUE	House	Detached	111	2837.79	2968.63	Freehold
18, Buttermere Crescent, Humberston, Grimsby DN36 4	DN36 4AD	DN36 4	12/09/2022	179950	181171	FALSE	Bungalow	Semi_Detach	61	2950	2970.02	Freehold
27, Sinderson Road, Humberston, Grimsby DN36 4TY	DN36 4TY	DN36 4	07/01/2022	177000	196059	FALSE	Bungalow	Semi_Detach	66	2681.82	2970.59	Freehold
34, Parklands Avenue, Humberston, Grimsby DN36 4FY	DN36 4FY	DN36 4	26/09/2025	280000	294115	FALSE	House	Detached	99	2828.28	2970.86	Freehold
25, Swales Road, Humberston, Grimsby DN36 4UG	DN36 4UG	DN36 4	16/12/2022	300000	300294	FALSE	House	Detached	101	2970.3	2973.21	Freehold
36, Lidgard Road, Humberston, Grimsby DN36 4XL	DN36 4XL	DN36 4	22/11/2024	345000	354015	FALSE	Bungalow	Detached	119	2899.16	2974.92	Freehold
30, Drury Lane, New Waltham, Grimsby DN36 4YL	DN36 4YL	DN36 4	13/06/2025	290000	300904	FALSE	House	Detached	101	2871.29	2979.25	Freehold
57, Enfield Avenue, New Waltham, Grimsby DN36 4RB	DN36 4RB	DN36 4	10/09/2025	175000	184782	FALSE	Bungalow	Semi_Detach	62	2822.58	2980.35	Freehold
27, Coniston Crescent, Humberston, Grimsby DN36 4AY	DN36 4AY	DN36 4	26/11/2025	175000	175861	FALSE	Bungalow	Detached	59	2966.1	2980.69	Freehold
43, Derwent Drive, Humberston, Grimsby DN36 4BB	DN36 4BB	DN36 4	21/11/2025	190000	190935	FALSE	Bungalow	Detached	64	2968.75	2983.36	Freehold
27, Hawthorne Road, Humberston, Grimsby DN36 4ZA	DN36 4ZA	DN36 4	20/03/2026	184000	182039	FALSE	Bungalow	Detached	61	3016.39	2984.25	Freehold
5, Clee Ness Drive, Humberston, Grimsby DN36 4XS	DN36 4XS	DN36 4	22/08/2022	168000	170129	FALSE	Bungalow	Semi_Detach	57	2947.37	2984.72	Freehold
35, Swales Road, Humberston, Grimsby DN36 4UG	DN36 4UG	DN36 4	05/11/2024	320000	328362	FALSE	House	Detached	110	2909.09	2985.11	Freehold
21, Hadfield Place, New Waltham, Grimsby DN36 4BF	DN36 4BF	DN36 4	13/06/2025	180495	191328	TRUE	House	Terraced	64	2820.23	2989.5	Freehold
162, Grimsby Road, Humberston, Grimsby DN36 4AG	DN36 4AG	DN36 4	23/06/2025	270000	284225	FALSE	House	Semi_Detach	95	2842.11	2991.84	Freehold
14, The Crofts, Humberston, Grimsby DN36 4DN	DN36 4DN	DN36 4	26/08/2022	275000	275270	FALSE	House	Detached	92	2989.13	2992.07	Freehold
12, Wellington Avenue, New Waltham, Grimsby DN36 4	DN36 4AR	DN36 4	31/03/2023	312000	332171	TRUE	House	Detached	111	2810.81	2992.53	Freehold
73, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	28/06/2024	142500	149682	TRUE	House	Terraced	50	2850	2993.64	Freehold
63, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	02/05/2023	254995	264047	TRUE	House	Detached	88	2897.67	3000.53	Freehold
14, Eastfield, Humberston, Grimsby DN36 4TP	DN36 4TP	DN36 4	05/08/2022	225000	225221	FALSE	Bungalow	Detached	75	3000	3002.95	Freehold
5, Lancaster Grove, New Waltham, Grimsby DN36 4NW	DN36 4NW	DN36 4	23/01/2026	240000	237442	TRUE	House	Detached	79	3037.97	3005.59	Freehold
10, Binbrook Drive, New Waltham, Grimsby DN36 4UU	DN36 4UU	DN36 4	24/03/2023	277000	294908	TRUE	House	Detached	98	2826.53	3009.27	Freehold
6, Hammerfest Avenue, New Waltham, Grimsby DN36 4	DN36 4FU	DN36 4	30/11/2022	419950	418311	TRUE	House	Detached	139	3021.22	3009.43	Freehold
3, The Birches, Humberston, Grimsby DN36 4BP	DN36 4BP	DN36 4	08/07/2022	355000	358157	FALSE	House	Detached	119	2983.19	3009.72	Freehold
4, Becklands Avenue, New Waltham, Grimsby DN36 4F	DN36 4FA	DN36 4	24/06/2024	399950	418390	FALSE	House	Detached	139	2877.34	3010	Freehold
1, Grange Close, New Waltham, Grimsby DN36 4AU	DN36 4AU	DN36 4	21/04/2023	225250	235394	TRUE	House	Detached	78	2887.82	3017.87	Freehold
2, Sheraton Drive, Humberston, Grimsby DN36 4TW	DN36 4TW	DN36 4	28/09/2022	225000	223468	FALSE	Bungalow	Detached	74	3040.54	3019.84	Freehold
16, Amethyst Court, New Waltham, Grimsby DN36 4YR	DN36 4YR	DN36 4	06/05/2025	235000	238741	FALSE	Bungalow	Detached	79	2974.68	3022.04	Freehold
26, St Christophers Road, Humberston, Grimsby DN36 4	DN36 4EB	DN36 4	21/03/2025	183000	184420	FALSE	Bungalow	Semi_Detach	61	3000	3023.28	Freehold
33, Cherry Close, Humberston, Grimsby DN36 4US	DN36 4US	DN36 4	04/04/2023	330000	344862	FALSE	House	Detached	114	2894.74	3025.11	Freehold
5, Stephen Crescent, Humberston, Grimsby DN36 4DZ	DN36 4DZ	DN36 4	13/12/2024	185000	187893	FALSE	Bungalow	Semi_Detach	62	2983.87	3030.53	Freehold
14, Vickers Road, New Waltham, Grimsby DN36 4UT	DN36 4UT	DN36 4	20/12/2023	226000	236420	TRUE	House	Detached	78	2897.44	3031.03	Freehold
47, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	31/03/2023	220000	239602	TRUE	House	Semi_Detach	79	2784.81	3032.94	Freehold
48, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	31/03/2023	220000	239602	TRUE	House	Semi_Detach	79	2784.81	3032.94	Freehold
9, The Cherries, Humberston, Grimsby DN36 4BQ	DN36 4BQ	DN36 4	19/01/2026	420000	415523	FALSE	House	Detached	137	3065.69	3033.01	Freehold
10, Sinderson Road, Humberston, Grimsby DN36 4UF	DN36 4UF	DN36 4	04/01/2023	235000	239935	FALSE	Bungalow	Detached	79	2974.68	3037.15	Freehold
36, Midfield Road, Humberston, Grimsby DN36 4TH	DN36 4TH	DN36 4	31/07/2024	360000	374679	FALSE	Bungalow	Detached	123	2926.83	3046.17	Freehold
2, Parklands Avenue, Humberston, Grimsby DN36 4FY	DN36 4FY	DN36 4	27/10/2023	264995	268413	TRUE	House	Detached	88	3011.31	3050.15	Freehold
306, Grimsby Road, Humberston, Grimsby DN36 4AA	DN36 4AA	DN36 4	12/01/2023	235000	244165	FALSE	House	Semi_Detach	80	2937.5	3052.06	Freehold
6, Aldwych Croft, New Waltham, Grimsby DN36 4WB	DN36 4WB	DN36 4	18/07/2025	295000	314728	FALSE	House	Detached	103	2864.08	3055.61	Freehold
3, The Maples, Humberston, Grimsby DN36 4BT	DN36 4BT	DN36 4	27/03/2025	430000	430844	FALSE	House	Detached	141	3049.65	3055.63	Freehold
17, Wellington Avenue, New Waltham, Grimsby DN36 4	DN36 4AR	DN36 4	29/06/2023	234000	238675	TRUE	House	Detached	78	3000	3059.94	Freehold
32, Midfield Road, Humberston, Grimsby DN36 4TH	DN36 4TH	DN36 4	03/08/2023	219950	226714	FALSE	Bungalow	Semi_Detach	74	2972.3	3063.7	Freehold
57, Hawker Way, New Waltham, Grimsby DN36 4FD	DN36 4FD	DN36 4	06/06/2025	260000	269776	TRUE	House	Detached	88	2954.55	3065.64	Freehold
31, Parklands Avenue, Humberston, Grimsby DN36 4FY	DN36 4FY	DN36 4	31/10/2022	148000	150308	FALSE	House	Terraced	49	3020.41	3067.51	Freehold
33, Hadfield Place, New Waltham, Grimsby DN36 4BF	DN36 4BF	DN36 4	16/01/2026	245000	242389	TRUE	House	Detached	79	3101.27	3068.22	Freehold
40, Fieldhouse Road, Humberston, Grimsby DN36 4UJ	DN36 4UJ	DN36 4	08/04/2022	210000	230401	FALSE	Bungalow	Semi_Detach	75	2800	3072.01	Freehold
5, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	28/05/2025	149950	153951	FALSE	House	Semi_Detach	50	2999	3079.02	Freehold
32, Ashwood Drive, Humberston, Grimsby DN36 4TX	DN36 4TX	DN36 4	28/02/2024	280000	298686	FALSE	Bungalow	Semi_Detach	97	2886.6	3079.24	Freehold
72, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	06/06/2024	147250	154672	TRUE	House	Terraced	50	2945	3093.44	Freehold
3, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	01/04/2022	140000	154698	TRUE	House	Terraced	50	2800	3093.96	Freehold
7, Wellington Avenue, New Waltham, Grimsby DN36 4A	DN36 4AR	DN36 4	24/02/2023	164000	176537	TRUE	House	Terraced	57	2877.19	3097.14	Freehold
7, St Christophers Road, Humberston, Grimsby DN36 4	DN36 4ED	DN36 4	15/06/2023	173000	179747	FALSE	Bungalow	Semi_Detach	58	2982.76	3099.09	Freehold
18, The Cloisters, Humberston, Grimsby DN36 4HT	DN36 4HT	DN36 4	03/03/2025	229000	229449	FALSE	Bungalow	Detached	74	3094.59	3100.66	Freehold
46, Hawker Way, New Waltham, Grimsby DN36 4FD	DN36 4FD	DN36 4	23/05/2025	171995	176744	TRUE	House	Terraced	57	3017.46	3100.77	Freehold
240, Humberston Avenue, Humberston, Grimsby DN36 4	DN36 4JB	DN36 4	12/01/2024	278000	295038	FALSE	Bungalow	Semi_Detach	95	2926.32	3105.66	Freehold
12, St Johns Road, Humberston, Grimsby DN36 4DY	DN36 4DY	DN36 4	16/06/2023	270000	280530	FALSE	Bungalow	Semi_Detach	90	3000	3117	Freehold
7, Ellen Way, New Waltham, Grimsby DN36 4WQ	DN36 4WQ	DN36 4	06/06/2022	330000	343106	FALSE	House	Detached	110	3000	3119.15	Freehold
9, Grasmere Grove, Humberston, Grimsby DN36 4AZ	DN36 4AZ	DN36 4	05/02/2026	257000	253102	FALSE	House	Semi_Detach	81	3172.84	3124.72	Freehold
17, Binbrook Drive, New Waltham, Grimsby DN36 4UU	DN36 4UU	DN36 4	25/11/2022	251000	250020	TRUE	House	Detached	80	3137.5	3125.25	Freehold
12, Top Farm Gardens, New Waltham, Grimsby DN36 4	DN36 4NZ	DN36 4	04/04/2024	236000	250464	FALSE	House	Semi_Detach	80	2950	3130.8	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
40, Parklands Avenue, Humberston, Grimsby DN36 4FY	DN36 4FY	DN36 4	15/07/2025	142500	153552	FALSE	House	Terraced	49	2908.16	3133.71	Freehold
2a, St Lukes Grove, Humberston, Grimsby DN36 4DU	DN36 4DU	DN36 4	25/08/2023	332500	341754	FALSE	Bungalow	Other	109	3050.46	3135.36	Freehold
69, Tetney Road, Humberston, Grimsby DN36 4JQ	DN36 4JQ	DN36 4	15/11/2024	245000	251402	FALSE	Bungalow	Detached	80	3062.5	3142.53	Freehold
17, Hadfield Place, New Waltham, Grimsby DN36 4BF	DN36 4BF	DN36 4	06/06/2025	190000	201404	TRUE	House	Terraced	64	2968.75	3146.94	Freehold
258, Station Road, New Waltham, Grimsby DN36 4PE	DN36 4PE	DN36 4	16/06/2023	255000	264945	FALSE	House	Semi_Detach	84	3035.71	3154.11	Freehold
13, Viscount Way, Humberston, Grimsby DN36 4XX	DN36 4XX	DN36 4	11/12/2025	280000	277823	FALSE	Bungalow	Detached	88	3181.82	3157.08	Freehold
44, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	21/12/2022	155000	158033	TRUE	House	Terraced	50	3100	3160.66	Freehold
4, Stephen Crescent, Humberston, Grimsby DN36 4DT	DN36 4DT	DN36 4	03/09/2025	162000	171055	FALSE	Bungalow	Semi_Detach	54	3000	3167.69	Freehold
2, Roberts Close, New Waltham, Grimsby DN36 4GE	DN36 4GE	DN36 4	08/02/2024	485000	511027	TRUE	Bungalow	Detached	161	3012.42	3174.08	Freehold
73, Queen Elizabeth Road, Humberston, Grimsby DN36	DN36 4DE	DN36 4	21/02/2022	247500	272986	FALSE	Bungalow	Semi_Detach	86	2877.91	3174.26	Freehold
6, The Birches, Humberston, Grimsby DN36 4BP	DN36 4BP	DN36 4	05/02/2024	425000	447807	FALSE	House	Detached	141	3014.18	3175.94	Freehold
14, St Thomas Close, Humberston, Grimsby DN36 4HS	DN36 4HS	DN36 4	09/08/2024	162500	168333	FALSE	House	Semi_Detach	53	3066.04	3176.09	Freehold
3, Hadfield Place, New Waltham, Grimsby DN36 4BF	DN36 4BF	DN36 4	06/06/2025	245000	254212	TRUE	House	Detached	80	3062.5	3177.65	Freehold
35, Parklands Avenue, Humberston, Grimsby DN36 4FY	DN36 4FY	DN36 4	16/05/2022	143500	155757	FALSE	House	Terraced	49	2928.57	3178.71	Freehold
14, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	27/06/2022	150000	159003	TRUE	House	Terraced	50	3000	3180.06	Freehold
14, Hadfield Place, New Waltham, Grimsby DN36 4BF	DN36 4BF	DN36 4	27/06/2025	242250	251359	TRUE	House	Detached	79	3066.46	3181.76	Freehold
15, Newlands Park, Humberston, Grimsby DN36 4XT	DN36 4XT	DN36 4	20/04/2022	257500	277036	FALSE	Bungalow	Detached	87	2959.77	3184.32	Freehold
2, Hawthorne Road, Humberston, Grimsby DN36 4ZA	DN36 4ZA	DN36 4	23/04/2025	190000	191100	FALSE	Bungalow	Terraced	60	3166.67	3185	Freehold
56, Coniston Crescent, Humberston, Grimsby DN36 4BA	DN36 4BA	DN36 4	25/10/2023	280000	283611	FALSE	Bungalow	Detached	89	3146.07	3186.64	Freehold
40, Humberston Avenue, Humberston, Grimsby DN36 4	DN36 4SS	DN36 4	28/11/2025	540000	542657	FALSE	House	Detached	170	3176.47	3192.1	Freehold
31, Queen Elizabeth Road, Humberston, Grimsby DN36	DN36 4DQ	DN36 4	11/02/2026	325000	319370	FALSE	Bungalow	Detached	100	3250	3193.7	Freehold
245, Humberston Avenue, Humberston, Grimsby DN36	DN36 4JA	DN36 4	05/04/2023	218000	233507	FALSE	Bungalow	Semi_Detach	73	2986.3	3198.73	Freehold
12, The Beeches, Humberston, Grimsby DN36 4BU	DN36 4BU	DN36 4	05/09/2025	585000	614491	FALSE	House	Detached	192	3046.88	3200.47	Freehold
10, Eastfield, Humberston, Grimsby DN36 4TP	DN36 4TP	DN36 4	11/02/2022	180000	198535	FALSE	Bungalow	Semi_Detach	62	2903.23	3202.18	Freehold
22, Vickers Road, New Waltham, Grimsby DN36 4UT	DN36 4UT	DN36 4	28/06/2024	244995	256291	TRUE	House	Detached	80	3062.44	3203.64	Freehold
1, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	01/04/2022	145000	160223	TRUE	House	Terraced	50	2900	3204.46	Freehold
23, Hadfield Place, New Waltham, Grimsby DN36 4BF	DN36 4BF	DN36 4	06/06/2025	244146	253326	TRUE	House	Detached	79	3090.46	3206.66	Freehold
26, Enfield Avenue, New Waltham, Grimsby DN36 4RE	DN36 4RE	DN36 4	10/01/2024	245000	260015	FALSE	Bungalow	Semi_Detach	81	3024.69	3210.06	Freehold
4, The Crofts, Humberston, Grimsby DN36 4DN	DN36 4DN	DN36 4	20/05/2022	206000	222027	FALSE	House	Semi_Detach	69	2985.51	3217.78	Freehold
60, Sinderson Road, Humberston, Grimsby DN36 4UB	DN36 4UB	DN36 4	29/09/2023	270000	273754	FALSE	Bungalow	Detached	85	3176.47	3220.64	Freehold
32, Queen Elizabeth Road, Humberston, Grimsby DN36	DN36 4DD	DN36 4	11/11/2022	242500	241554	FALSE	Bungalow	Detached	75	3233.33	3220.72	Freehold
4, Iona Drive, Humberston, Grimsby DN36 4XU	DN36 4XU	DN36 4	17/10/2023	265000	271297	FALSE	House	Other	84	3154.76	3229.73	Freehold
14, Sinderson Road, Humberston, Grimsby DN36 4UF	DN36 4UF	DN36 4	03/05/2024	215000	226327	FALSE	Bungalow	Semi_Detach	70	3071.43	3233.24	Freehold
18, Hadfield Place, New Waltham, Grimsby DN36 4BF	DN36 4BF	DN36 4	21/11/2025	255000	256255	TRUE	House	Detached	79	3227.85	3243.73	Freehold
12, Grasmere Grove, Humberston, Grimsby DN36 4AZ	DN36 4AZ	DN36 4	11/01/2024	280000	292311	FALSE	Bungalow	Detached	90	3111.11	3247.9	Freehold
40, Lidgard Road, Humberston, Grimsby DN36 4XL	DN36 4XL	DN36 4	14/03/2023	235000	250193	FALSE	Bungalow	Detached	77	3051.95	3249.26	Freehold
11, Wellington Avenue, New Waltham, Grimsby DN36 4	DN36 4AR	DN36 4	24/03/2023	168000	185244	TRUE	House	Terraced	57	2947.37	3249.89	Freehold
4, Swales Road, Humberston, Grimsby DN36 4UQ	DN36 4UQ	DN36 4	12/05/2025	228000	234083	FALSE	Bungalow	Semi_Detach	72	3166.67	3251.15	Freehold
43, Hammerfest Avenue, New Waltham, Grimsby DN36	DN36 4FU	DN36 4	06/12/2022	208692	211349	TRUE	Bungalow	Other	65	3210.65	3251.52	Freehold
26, Swales Road, Humberston, Grimsby DN36 4UQ	DN36 4UQ	DN36 4	03/09/2024	270000	279868	FALSE	Bungalow	Detached	86	3139.53	3254.28	Freehold
1, Canon Oakes Court, Humberston, Grimsby DN36 4TE	DN36 4TB	DN36 4	21/03/2024	385000	403578	FALSE	Bungalow	Detached	124	3104.84	3254.66	Freehold
74, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	21/06/2024	155000	162813	TRUE	House	Terraced	50	3100	3256.26	Freehold
17, Ledbury Drive, New Waltham, Grimsby DN36 4YS	DN36 4YS	DN36 4	26/01/2024	175000	185725	FALSE	Bungalow	Semi_Detach	57	3070.18	3258.33	Freehold
7, Albertross Drive, Humberston, Grimsby DN36 4ZN	DN36 4ZN	DN36 4	01/04/2022	147500	162985	TRUE	House	Terraced	50	2950	3259.7	Freehold
13, Seal Crescent, New Waltham, Grimsby DN36 4LB	DN36 4LB	DN36 4	25/09/2025	180000	189074	FALSE	Bungalow	Detached	58	3103.45	3259.9	Freehold
58, Pretymen Crescent, New Waltham, Grimsby DN36 4	DN36 4NX	DN36 4	03/02/2025	350000	352069	FALSE	House	Detached	108	3240.74	3259.9	Freehold
37, Hawthorne Road, Humberston, Grimsby DN36 4ZA	DN36 4ZA	DN36 4	10/06/2024	205000	215333	FALSE	Bungalow	Terraced	66	3106.06	3262.62	Freehold
5, Roberts Close, New Waltham, Grimsby DN36 4GE	DN36 4GE	DN36 4	16/08/2024	525000	542535	TRUE	Bungalow	Detached	166	3162.65	3268.28	Freehold
28, Coniston Crescent, Humberston, Grimsby DN36 4AY	DN36 4AY	DN36 4	24/10/2022	265000	265000	FALSE	Bungalow	Detached	81	3271.6	3271.6	Freehold
33, Earl Avenue, New Waltham, Grimsby DN36 4NE	DN36 4NE	DN36 4	18/10/2024	183000	189757	FALSE	Bungalow	Semi_Detach	58	3155.17	3271.67	Freehold
33, Parker Road, Humberston, Grimsby DN36 4TT	DN36 4TT	DN36 4	20/02/2025	225000	229191	FALSE	Bungalow	Semi_Detach	70	3214.29	3274.16	Freehold
8, Roberts Close, New Waltham, Grimsby DN36 4GE	DN36 4GE	DN36 4	03/07/2024	505000	525591	TRUE	Bungalow	Detached	160	3156.25	3284.94	Freehold
6, Roberts Close, New Waltham, Grimsby DN36 4GE	DN36 4GE	DN36 4	27/09/2024	485000	502726	TRUE	Bungalow	Detached	153	3169.93	3285.79	Freehold
5, Wellington Avenue, New Waltham, Grimsby DN36 4A	DN36 4AR	DN36 4	31/03/2023	247000	262969	TRUE	House	Detached	80	3087.5	3287.11	Freehold
6, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	29/04/2022	150000	164572	TRUE	House	Semi_Detach	50	3000	3291.44	Freehold
21, St Christophers Road, Humberston, Grimsby DN36 4	DN36 4ED	DN36 4	06/01/2023	168000	174552	FALSE	Bungalow	Semi_Detach	53	3169.81	3293.43	Freehold
28, Parklands Avenue, Humberston, Grimsby DN36 4FY	DN36 4FY	DN36 4	14/01/2022	145000	161594	FALSE	House	Terraced	49	2959.18	3297.84	Freehold
19, Amelia Court, Humberston, Grimsby DN36 4UR	DN36 4UR	DN36 4	08/04/2022	313000	336747	FALSE	House	Detached	102	3068.63	3301.44	Freehold
3, Roberts Close, New Waltham, Grimsby DN36 4GE	DN36 4GE	DN36 4	20/12/2023	484000	506316	TRUE	Bungalow	Detached	153	3163.4	3309.25	Freehold
9, Aldwych Croft, New Waltham, Grimsby DN36 4WB	DN36 4WB	DN36 4	05/09/2025	293000	307771	FALSE	House	Detached	93	3150.54	3309.37	Freehold
84, Coniston Crescent, Humberston, Grimsby DN36 4AE	DN36 4AB	DN36 4	21/10/2022	235000	235000	FALSE	House	Detached	71	3309.86	3309.86	Freehold
24, Wellington Avenue, New Waltham, Grimsby DN36 4	DN36 4AR	DN36 4	15/11/2024	254995	261658	TRUE	House	Detached	79	3227.78	3312.13	Freehold
4, Roberts Close, New Waltham, Grimsby DN36 4GE	DN36 4GE	DN36 4	21/04/2023	485000	506842	TRUE	Bungalow	Detached	153	3169.93	3312.69	Freehold
58, Sinderson Road, Humberston, Grimsby DN36 4UB	DN36 4UB	DN36 4	19/09/2025	205000	215334	FALSE	Bungalow	Detached	65	3153.85	3312.83	Freehold
124, Peaks Lane, New Waltham, Grimsby DN36 4LY	DN36 4LY	DN36 4	01/07/2022	185000	189002	FALSE	House	Semi_Detach	57	3245.61	3315.82	Freehold
39, Church Lane, Humberston, Grimsby DN36 4HZ	DN36 4HZ	DN36 4	29/09/2025	220000	232297	FALSE	House	Semi_Detach	70	3142.86	3318.53	Freehold
17, The Orchard, New Waltham, Grimsby DN36 4PQ	DN36 4PQ	DN36 4	16/03/2022	270000	289265	FALSE	Bungalow	Detached	87	3103.45	3324.89	Freehold
9, Roberts Close, New Waltham, Grimsby DN36 4GE	DN36 4GE	DN36 4	30/08/2024	535000	552869	TRUE	Bungalow	Detached	166	3222.89	3330.54	Freehold
63a, Church Avenue, Humberston, Grimsby DN36 4DP	DN36 4DP	DN36 4	28/03/2025	410000	410805	FALSE	Bungalow	Detached	123	3333.33	3339.88	Freehold
8, Amethyst Court, New Waltham, Grimsby DN36 4YR	DN36 4YR	DN36 4	07/08/2023	175500	180897	FALSE	Bungalow	Semi_Detach	54	3250	3349.94	Freehold
28, St Christophers Road, Humberston, Grimsby DN36 4	DN36 4EB	DN36 4	26/04/2024	227500	241443	FALSE	Bungalow	Semi_Detach	72	3159.72	3353.38	Freehold
43, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	22/12/2022	165000	168229	TRUE	House	Terraced	50	3300	3364.58	Freehold
45, Eagle Drive, Humberston, Grimsby DN36 4ZL	DN36 4ZL	DN36 4	21/12/2022	165000	168229	TRUE	House	Terraced	50	3300	3364.58	Freehold
69, Queen Elizabeth Road, Humberston, Grimsby DN36	DN36 4DE	DN36 4	08/10/2025	240000	245777	FALSE	Bungalow	Detached	73	3287.67	3366.81	Freehold
11, St Lukes Grove, Humberston, Grimsby DN36 4DU	DN36 4DU	DN36 4	27/09/2024	267500	277277	FALSE	Bungalow	Detached	82	3262.2	3381.43	Freehold
73, Coniston Crescent, Humberston, Grimsby DN36 4AE	DN36 4AB	DN36 4	28/10/2022	257000	257000	FALSE	Bungalow	Detached	76	3381.58	3381.58	Freehold
33, Hawthorne Road, Humberston, Grimsby DN36 4ZA	DN36 4ZA	DN36 4	02/02/2022	175000	193020	TRUE	Bungalow	Semi_Detach	57	3070.18	3386.32	Freehold
2, Rowan Drive, Humberston, Grimsby DN36 4TR	DN36 4TR	DN36 4	05/09/2022	212000	213438	FALSE	Bungalow	Semi_Detach	63	3365.08	3387.9	Freehold
7, Vardo Close, New Waltham, Grimsby DN36 4ES	DN36 4ES	DN36 4	16/06/2025	283000	293641	FALSE	Bungalow	Detached	86	3290.7	3414.43	Freehold
7, Viscount Way, Humberston, Grimsby DN36 4XX	DN36 4XX	DN36 4	05/09/2023	270000	273754	FALSE	Bungalow	Detached	80	3375	3421.93	Freehold
31, Grange Close, New Waltham, Grimsby DN36 4AU	DN36 4AU	DN36 4	04/11/2022	173184	174534	FALSE	House	Other	51	3395.76	3422.24	Freehold
12, Whimbrel Way, New Waltham, Grimsby DN36 4YX	DN36 4YX	DN36 4	20/05/2022	175500	189154	FALSE	Bungalow	Semi_Detach	55	3190.91	3439.16	Freehold
19, Janton Court, New Waltham, Grimsby DN36 4LL	DN36 4LL	DN36 4	28/02/2022	150000	165446	FALSE	Bungalow	Semi_Detach	48	3125	3446.79	Freehold
3, Oderin Drive, New Waltham, Grimsby DN36 4GJ	DN36 4GJ	DN36 4	21/11/2025	198000	200119	FALSE	Bungalow	Semi_Detach	58	3413.79	3450.33	Freehold
50, Lidgard Road, Humberston, Grimsby DN36 4XL	DN36 4XL	DN36 4	12/07/2022	265000	267357	FALSE	Bungalow	Detached	77	3441.56	3472.17	Freehold
7, St Marks Road, Humberston, Grimsby DN36 4DX	DN36 4DX	DN36 4	23/08/2024	185000	191640	FALSE	Bungalow	Semi_Detach	55	3363.64	3484.36	Freehold
31, Stephen Crescent, Humberston, Grimsby DN36 4DZ	DN36 4DZ	DN36 4	29/09/2023	209950	216192	FALSE	Bungalow	Semi_Detach	62	3386.29	3486.97	Freehold
16, Clee Ness Drive, Humberston, Grimsby DN36 4XS	DN36 4XS	DN36 4	13/04/2022	175000	192001	FALSE	Bungalow	Semi_Detach	55	3181.82	3490.93	Freehold
7, Roberts Close, New Waltham, Grimsby DN36 4GE	DN36 4GE	DN36 4	14/09/2023	450000	456256	TRUE	Bungalow	Detached	129	3488.37	3536.87	Freehold
12, Amethyst Court, New Waltham, Grimsby DN36 4YR	DN36 4YR	DN36 4	01/11/2022	180000	182459	FALSE	Bungalow	Semi_Detach	51	3529.41	3577.63	Freehold
29, Priors Close, New Waltham, Grimsby DN36 4QZ	DN36 4QZ	DN36 4	31/03/2025	250000	250491	FALSE	Bungalow	Detached	70	3571.43	3578.44	Freehold
2, Ashwood Drive, Humberston, Grimsby DN36 4TX	DN36 4TX	DN36 4	02/11/2022	230000	229102	FALSE	Bungalow	Detached	64	3593.75	3579.72	Freehold
11, Ashwood Drive, Humberston, Grimsby DN36 4TX	DN36 4TX	DN36 4	06/06/2025	253000	262513	FALSE	Bungalow	Detached	73	3465.75	3596.07	Freehold
19a, Tetney Road, Humberston, Grimsby DN36 4JE	DN36 4JE	DN36 4	07/12/2022	372500	372865	FALSE	House	Detached	103	3616.5	3620.05	Freehold
10, Hawthorne Road, Humberston, Grimsby DN36 4ZA	DN36 4ZA	DN36 4	09/06/2022	205000	217304	FALSE	Bungalow	Terraced	60	3416.67	3621.73	Freehold
7, Chippendale Close, Humberston, Grimsby DN36 4UP	DN36 4UP	DN36 4	01/06/2022	210000	221963	FALSE	Bungalow	Semi_Detach	61	3442.62	3638.74	Freehold
1, Roberts Close, New Waltham, Grimsby DN36 4GE	DN36 4GE	DN36 4	05/09/2023	440000	446117	TRUE	Bungalow	Detached	122	3606.56	3656.7	Freehold
18, Vickers Road, New Waltham, Grimsby DN36 4UT	DN36 4UT	DN36 4	12/06/2024	204995	215141	TRUE	House	Semi_Detach	57	3596.4	3774.4	Freehold
6, Fieldhouse Road, Humberston, Grimsby DN36 4TL	DN36 4TL	DN36 4	08/12/2023	250000	261527	FALSE	Bungalow	Detached	69	3623.19	3790.25	Freehold
87, Humberston Avenue, Humberston, Grimsby DN36 4	DN36 4SR	DN36 4	26/04/2022	1187500	1277595	FALSE	House	Detached	335	3544.78	3813.72	Freehold
22a, Stephen Crescent, Humberston, Grimsby DN36 4D	DN36 4DT	DN36 4	24/11/2023	285000	297304	FALSE	Bungalow	Semi_Detach	77	3701.3	3861.09	Freehold
1a, St Lukes Grove, Humberston, Grimsby DN36 4DU	DN36 4DU	DN36 4	24/07/2025	280000	301472	FALSE	Bungalow	Semi_Detach	77	3636.36	3915.22	Freehold
1b, Priors Close, New Waltham, Grimsby DN36 4QZ	DN36 4QZ	DN36 4	30/11/2023	266500	273739	FALSE	House	Detached	66	4037.88	4147.56	Freehold
7, South Sea Lane, Humberston, Grimsby DN36 4JY	DN36 4JY	DN36 4	23/03/2023	215000	228900	FALSE	Bungalow	Detached	54	3981.48	4238.89	Freehold
20, Conisborough Avenue, New Waltham, Grimsby DN3	DN36 4PZ	DN36 4	06/04/2023	317500	331799	FALSE	House	Detached	77	4123.38	4309.08	Freehold
13, Iona Drive, Humberston, Grimsby DN36 4XU	DN36 4XU	DN36 4	20/09/2023	239950	247084	FALSE	Bungalow	Semi_Detach	57	4209.65	4334.81	Freehold
5, Strathmore Court, New Waltham, Grimsby DN36 4BS	DN36 4BS	DN36 4	25/02/2025	345000	347039	FALSE	Bungalow	Detached	79	4367.09	4392.9	Freehold
5, Derwent Drive, Humberston, Grimsby DN36 4BB	DN36 4BB	DN36 4	22/01/2024	268000	279783	FALSE	Bungalow	Detached	63	4253.97	4441	Freehold
6, The Old Barns, South Sea Lane, Humberston, Grimsb	DN36 4AL	DN36 4	21/03/2025	275000	277134	FALSE	Bungalow	Semi_Detach	62	4435.48	4469.9	Freehold
7, Coleby Street, New Waltham, Grimsby DN36 4FB	DN36 4FB	DN36 4	04/12/2024	469348	475324	TRUE	House	Other	106	4427.81	4484.19	Freehold
23, Sheraton Drive, Humberston, Grimsby DN36 4TN	DN36 4TN	DN36 4	29/08/2025	223000	235210	FALSE	Bungalow	Detached	52	4288.46	4523.27	Freehold
7, The Old Barns, South Sea Lane, Humberston, Grimsb	DN36 4AL	DN36 4	28/03/2025	275000	275794	TRUE	Bungalow	Terraced	60	4583.33	4596.57	Freehold
6, Coleby Street, New Waltham, Grimsby DN36 4FB	DN36 4FB	DN36 4	21/02/2025	421994	428627	TRUE	House	Other	92	4586.89	4658.99	Freehold
9, Carrington Drive, Humberston, Grimsby DN36 4XQ	DN36 4XQ	DN36 4	28/03/2025	353000	353693	FALSE	Bungalow	Detached	71	4971.83	4981.59	Freehold
13, Hadfield Place, New Waltham, Grimsby DN36 4BF	DN36 4BF	DN36 4	16/05/2025	373000	381863	TRUE	House	Other	76	4907.89	5024.51	Freehold
		DN36 4 Average							102.314227	2535.6102	2621.16311	
9, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	14/06/2024	149082	156461	TRUE	House	Semi_Detach	92	1620.46	1700.66	Freehold
11, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0Z	DN37 0ZA	DN37 0	14/06/2024	149082	156461	TRUE	House	Semi_Detach	92	1620.46	1700.66	Freehold
33, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0Z	DN37 0ZA	DN37 0	27/03/2024	149082	158057	TRUE	House	Semi_Detach	92	1620.46	1718.01	Freehold
35, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0Z	DN37 0ZA	DN37 0	27/03/2024	149082	158057	TRUE	House	Semi_Detach	92	1620.46	1718.01	Freehold
12, Blackbird Close, Waltham, Grimsby DN37 0FX	DN37 0FX	DN37 0	12/07/2024	145000	151412	TRUE	House	Semi_Detach	88	1647.73	1720.59	Freehold
11, Blackbird Close, Waltham, Grimsby DN37 0FX	DN37 0FX	DN37 0	12/07/2024	145000	151412	TRUE	House	Semi_Detach	88	1647.73	1720.59	Freehold
37, Manor Drive, Waltham, Grimsby DN37 0NS	DN37 0NS	DN37 0	28/03/2024	164500	174404	FALSE	House	Semi_Detach	100	1645	1744.04	Freehold
45, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0Z	DN37 0ZA	DN37 0	16/08/2024	380000	392692	TRUE	House	Detached	225	1688.89	1745.3	Freehold
161, Fairway, Waltham, Grimsby DN37 0PY	DN37 0PY	DN37 0	22/03/2024	275000	288270	FALSE	Bungalow	Detached	164	1676.83	1757.74	Freehold
4, Woodpecker Lane, Waltham, Grimsby DN37 0FR	DN37 0FR	DN37 0	19/08/2025	310000	326973	TRUE	House	Detached	186	1666.67	1757.92	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
45, Sunningdale, Waltham, Grimsby DN37 0UH	DN37 0UH	DN37 0	20/12/2024	180000	182815	FALSE	House	Semi_Detach	103	1747.57	1774.9	Freehold
102, Fairway, Waltham, Grimsby DN37 0ND	DN37 0ND	DN37 0	04/08/2023	155000	159767	FALSE	House	Semi_Detach	90	1722.22	1775.19	Freehold
4, Belraith Mews, Waltham, Grimsby DN37 0JL	DN37 0JL	DN37 0	07/12/2022	143000	135180	FALSE	Maisonette	Flat	76	1881.58	1778.68	Leasehold
1, Coltsfoot Drive, Waltham, Grimsby DN37 0XL	DN37 0XL	DN37 0	13/10/2025	182000	186381	FALSE	House	Detached	104	1750	1792.13	Freehold
2c, St Helens Crescent, Brigsley, Grimsby DN37 0RG	DN37 0RG	DN37 0	12/12/2025	144000	143587	FALSE	House	Terraced	80	1800	1794.84	Freehold
14, Salisbury Avenue, Waltham, Grimsby DN37 0BX	DN37 0BX	DN37 0	17/01/2025	147000	149299	FALSE	House	Semi_Detach	83	1771.08	1798.78	Freehold
13, Elm Road, Waltham, Grimsby DN37 0HR	DN37 0HR	DN37 0	29/04/2022	281000	308299	FALSE	House	Semi_Detach	171	1643.27	1802.92	Freehold
117, High Street, Waltham, Grimsby DN37 0PN	DN37 0PN	DN37 0	02/05/2025	210000	215603	FALSE	House	Semi_Detach	119	1764.71	1811.79	Freehold
15, Sunningdale, Waltham, Grimsby DN37 0UA	DN37 0UA	DN37 0	26/05/2022	175000	188615	FALSE	House	Semi_Detach	104	1682.69	1813.61	Freehold
3, Old Main Road, Barnoldby Le Beck, Grimsby DN37 0E	DN37 0BE	DN37 0	14/08/2025	160000	169633	FALSE	House	Semi_Detach	93	1720.43	1824.01	Freehold
1, Kings Chase, Barnoldby Le Beck, Grimsby DN37 0FE	DN37 0FE	DN37 0	17/07/2025	699950	746760	FALSE	House	Detached	408	1715.56	1830.29	Freehold
33, Sunningdale, Waltham, Grimsby DN37 0UH	DN37 0UH	DN37 0	28/07/2025	160000	172269	FALSE	House	Semi_Detach	94	1702.13	1832.65	Freehold
23, Marian Way, Waltham, Grimsby DN37 0XN	DN37 0XN	DN37 0	15/11/2024	195000	200095	FALSE	House	Detached	109	1788.99	1835.73	Freehold
25, Church Lane, Waltham, Grimsby DN37 0ES	DN37 0ES	DN37 0	27/09/2024	160000	165848	FALSE	House	Detached	90	1777.78	1842.76	Freehold
2, Brigsley Grange Close, Brigsley, Grimsby DN37 0RP	DN37 0RP	DN37 0	12/11/2024	600000	615678	FALSE	House	Detached	333	1801.8	1848.88	Freehold
20, Gleneagles, Waltham, Grimsby DN37 0XD	DN37 0XD	DN37 0	08/12/2023	148500	159194	FALSE	House	Terraced	86	1726.74	1851.09	Freehold
17, Barnoldby Road, Waltham, Grimsby DN37 0JR	DN37 0JR	DN37 0	07/01/2022	314000	339612	FALSE	House	Detached	183	1715.85	1855.8	Freehold
14, Danesfield Avenue, Waltham, Grimsby DN37 0QE	DN37 0QE	DN37 0	24/08/2023	175000	180382	FALSE	House	Semi_Detach	97	1804.12	1859.61	Freehold
15, Brian Avenue, Waltham, Grimsby DN37 0JS	DN37 0JS	DN37 0	09/05/2025	125000	128452	FALSE	House	Terraced	69	1811.59	1861.62	Freehold
41, Manor Drive, Waltham, Grimsby DN37 0NS	DN37 0NS	DN37 0	24/05/2022	185000	199393	FALSE	House	Semi_Detach	107	1728.97	1863.49	Freehold
The Cedars, Brigsley Road, Ashby Cum Fenby, Grimsby	DN37 0QN	DN37 0	06/10/2025	380000	390577	FALSE	House	Other	209	1818.18	1868.79	Freehold
2b, St Helens Crescent, Brigsley, Grimsby DN37 0RG	DN37 0RG	DN37 0	19/09/2023	150000	155214	FALSE	House	Terraced	83	1807.23	1870.05	Freehold
2, Mount Pleasant, Waltham, Grimsby DN37 0LZ	DN37 0LZ	DN37 0	15/11/2024	145000	149905	FALSE	House	Semi_Detach	80	1812.5	1873.81	Freehold
33, Danesfield Avenue, Waltham, Grimsby DN37 0PZ	DN37 0PZ	DN37 0	18/06/2025	310000	326332	FALSE	House	Semi_Detach	174	1781.61	1875.47	Freehold
13, Manor Drive, Waltham, Grimsby DN37 0NX	DN37 0NX	DN37 0	21/08/2024	165000	170922	FALSE	House	Semi_Detach	91	1813.19	1878.26	Freehold
The Oakes, Old Main Road, Barnoldby Le Beck, Grimsb	DN37 0BE	DN37 0	12/01/2024	675000	704678	FALSE	House	Detached	375	1800	1879.14	Freehold
7, Salisbury Drive, Waltham, Grimsby DN37 0BY	DN37 0BY	DN37 0	13/12/2024	150000	152346	FALSE	House	Semi_Detach	81	1851.85	1880.81	Freehold
Kirkville, Main Road, Barnoldby Le Beck, Grimsby DN37	DN37 0BG	DN37 0	01/11/2024	300000	310149	FALSE	House	Semi_Detach	164	1829.27	1891.15	Freehold
24, New Road, Waltham, Grimsby DN37 0EN	DN37 0EN	DN37 0	14/08/2025	368500	388676	FALSE	House	Detached	204	1806.37	1905.27	Freehold
2, Summerfield Close, Waltham, Grimsby DN37 0NJ	DN37 0NJ	DN37 0	23/07/2025	170000	183036	FALSE	House	Semi_Detach	96	1770.83	1906.63	Freehold
3, Church Close, Waltham, Grimsby DN37 0PQ	DN37 0PQ	DN37 0	27/09/2024	175000	181396	FALSE	House	Detached	95	1842.11	1909.43	Freehold
6, Salisbury Avenue, Waltham, Grimsby DN37 0DA	DN37 0DA	DN37 0	17/02/2023	155000	166197	FALSE	House	Semi_Detach	87	1781.61	1910.31	Freehold
19, Sweetbriar Close, Waltham, Grimsby DN37 0YF	DN37 0YF	DN37 0	18/12/2024	185000	187893	FALSE	House	Semi_Detach	98	1887.76	1917.28	Freehold
80, Fairway, Waltham, Grimsby DN37 0LU	DN37 0LU	DN37 0	20/01/2023	150000	155850	FALSE	House	Semi_Detach	81	1851.85	1924.07	Freehold
58, Danesfield Avenue, Waltham, Grimsby DN37 0QB	DN37 0QB	DN37 0	12/08/2024	145000	150204	FALSE	House	Semi_Detach	78	1858.97	1925.69	Freehold
12, Danesfield Avenue, Waltham, Grimsby DN37 0QE	DN37 0QE	DN37 0	27/11/2023	165000	172123	FALSE	House	Semi_Detach	89	1853.93	1933.97	Freehold
7, St Helens Crescent, Brigsley, Grimsby DN37 0RG	DN37 0RG	DN37 0	30/09/2022	162000	162781	FALSE	House	Terraced	84	1928.57	1937.87	Freehold
3, Leas Close, Waltham, Grimsby DN37 0NT	DN37 0NT	DN37 0	10/03/2022	187000	204304	FALSE	House	Semi_Detach	105	1780.95	1945.75	Freehold
16, Gleneagles, Waltham, Grimsby DN37 0XD	DN37 0XD	DN37 0	18/12/2025	170000	169837	FALSE	House	Semi_Detach	87	1954.02	1952.15	Freehold
16, Chiltern Drive, Waltham, Grimsby DN37 0DY	DN37 0DY	DN37 0	20/02/2025	200000	201182	FALSE	Bungalow	Detached	103	1941.75	1953.22	Freehold
1, Manor Drive, Waltham, Grimsby DN37 0NX	DN37 0NX	DN37 0	06/04/2022	150000	164572	FALSE	House	Semi_Detach	84	1785.71	1959.19	Freehold
15, Mill View, Waltham, Grimsby DN37 0HJ	DN37 0HJ	DN37 0	03/11/2022	305000	303810	FALSE	House	Detached	155	1967.74	1960.06	Freehold
2, Salisbury Avenue, Waltham, Grimsby DN37 0DA	DN37 0DA	DN37 0	16/02/2024	160000	168586	FALSE	House	Detached	86	1860.47	1960.3	Freehold
36, Chadwell Springs, Waltham, Grimsby DN37 0UU	DN37 0UU	DN37 0	01/03/2022	335000	358903	FALSE	House	Detached	183	1830.6	1961.22	Freehold
22, Salisbury Avenue, Waltham, Grimsby DN37 0BX	DN37 0BX	DN37 0	18/01/2023	150000	155100	FALSE	House	Other	79	1898.73	1963.29	Freehold
63, Chestnut Road, Waltham, Grimsby DN37 0DL	DN37 0DL	DN37 0	11/04/2025	169950	171103	FALSE	House	Semi_Detach	87	1953.45	1966.7	Freehold
17, St Helens Crescent, Brigsley, Grimsby DN37 0RG	DN37 0RG	DN37 0	10/07/2024	168000	175056	FALSE	House	Terraced	89	1887.64	1966.92	Freehold
54, Westfield Road, Waltham, Grimsby DN37 0DX	DN37 0DX	DN37 0	16/08/2024	248000	256283	FALSE	Bungalow	Detached	130	1907.69	1971.41	Freehold
34, Fairway, Waltham, Grimsby DN37 0LU	DN37 0LU	DN37 0	14/10/2022	132000	134196	FALSE	House	Semi_Detach	68	1941.18	1973.47	Freehold
142, Fairway, Waltham, Grimsby DN37 0NG	DN37 0NG	DN37 0	28/03/2025	168000	168330	FALSE	House	Detached	85	1976.47	1980.35	Freehold
33, High Street, Waltham, Grimsby DN37 0LJ	DN37 0LJ	DN37 0	04/02/2026	95000	93211	FALSE	House	Terraced	47	2021.28	1983.21	Freehold
11, Summerfield Avenue, Waltham, Grimsby DN37 0NQ	DN37 0NQ	DN37 0	19/05/2025	170000	174536	FALSE	House	Semi_Detach	88	1931.82	1983.36	Freehold
16, Philip Avenue, Waltham, Grimsby DN37 0QD	DN37 0QD	DN37 0	22/11/2024	150000	155075	FALSE	House	Semi_Detach	78	1923.08	1988.14	Freehold
12, Sterling Crescent, Waltham, Grimsby DN37 0DN	DN37 0DN	DN37 0	18/08/2023	170000	175228	FALSE	House	Semi_Detach	88	1931.82	1991.23	Freehold
3, William Mews, Waltham, Grimsby DN37 0PW	DN37 0PW	DN37 0	25/10/2024	152000	157439	FALSE	House	Terraced	79	1924.05	1992.9	Freehold
6, Wren Gardens, Waltham, Grimsby DN37 0FS	DN37 0FS	DN37 0	29/08/2024	240000	247604	TRUE	House	Terraced	124	1935.48	1996.81	Freehold
6, Ludgate Close, Waltham, Grimsby DN37 0LX	DN37 0LX	DN37 0	21/11/2025	177000	177871	FALSE	House	Detached	89	1988.76	1998.55	Freehold
7, The Limes, Waltham, Grimsby DN37 0LE	DN37 0LE	DN37 0	12/01/2024	104000	104000	FALSE	House	Flat	52	2000	2000	Leasehold
28, Fairway, Waltham, Grimsby DN37 0LU	DN37 0LU	DN37 0	25/02/2022	118000	130151	FALSE	House	Semi_Detach	65	1815.38	2002.32	Freehold
12, Eagle Drive, Waltham, Grimsby DN37 0FJ	DN37 0FJ	DN37 0	05/08/2022	412500	412904	TRUE	House	Detached	206	2002.43	2004.39	Freehold
63, Manor Drive, Waltham, Grimsby DN37 0NS	DN37 0NS	DN37 0	07/02/2025	160000	162980	FALSE	Bungalow	Semi_Detach	81	1975.31	2012.1	Freehold
4, Brian Avenue, Waltham, Grimsby DN37 0JS	DN37 0JS	DN37 0	27/06/2022	135000	143103	FALSE	House	Terraced	71	1901.41	2015.54	Freehold
22, Alderley Edge, Waltham, Grimsby DN37 0UR	DN37 0UR	DN37 0	03/07/2025	217500	232045	FALSE	House	Detached	115	1891.3	2017.78	Freehold
7, Woodhall Drive, Waltham, Grimsby DN37 0UW	DN37 0UW	DN37 0	14/11/2025	182000	183947	FALSE	House	Semi_Detach	91	2000	2021.4	Freehold
1, Salisbury Drive, Waltham, Grimsby DN37 0BY	DN37 0BY	DN37 0	08/07/2024	137500	143580	FALSE	House	Semi_Detach	71	1936.62	2022.25	Freehold
14, Wren Gardens, Waltham, Grimsby DN37 0FS	DN37 0FS	DN37 0	28/10/2024	242200	250867	TRUE	House	Terraced	124	1953.23	2023.12	Freehold
116, Fairway, Waltham, Grimsby DN37 0NF	DN37 0NF	DN37 0	14/01/2022	130000	143998	FALSE	House	Semi_Detach	71	1830.99	2028.14	Freehold
13, Eagle Drive, Waltham, Grimsby DN37 0FJ	DN37 0FJ	DN37 0	17/08/2022	417500	417909	TRUE	House	Detached	206	2026.7	2028.68	Freehold
87, Fairway, Waltham, Grimsby DN37 0NB	DN37 0NB	DN37 0	12/11/2025	157500	159185	FALSE	House	Semi_Detach	78	2019.23	2040.83	Freehold
14, Brian Avenue, Waltham, Grimsby DN37 0JS	DN37 0JS	DN37 0	01/08/2025	135000	142957	FALSE	House	Terraced	70	1928.57	2042.24	Freehold
13, New Road, Waltham, Grimsby DN37 0EN	DN37 0EN	DN37 0	03/02/2026	125000	122646	FALSE	House	Terraced	60	2083.33	2044.1	Freehold
10, Manor Drive, Waltham, Grimsby DN37 0NU	DN37 0NU	DN37 0	17/08/2022	204000	206585	FALSE	House	Semi_Detach	101	2019.8	2045.4	Freehold
6, Mill View, Waltham, Grimsby DN37 0HJ	DN37 0HJ	DN37 0	21/05/2024	149950	157850	FALSE	House	Semi_Detach	77	1947.4	2050	Freehold
14, Dorothy Avenue, Waltham, Grimsby DN37 0QA	DN37 0QA	DN37 0	07/11/2025	165000	166766	FALSE	House	Semi_Detach	81	2037.04	2058.84	Freehold
9, Brian Avenue, Waltham, Grimsby DN37 0JS	DN37 0JS	DN37 0	09/09/2025	147000	154878	FALSE	House	Terraced	75	1960	2065.04	Freehold
1a, Sunningdale, Waltham, Grimsby DN37 0UA	DN37 0UA	DN37 0	22/08/2024	222000	229415	FALSE	House	Detached	111	2000	2066.8	Freehold
30a, New Road, Waltham, Grimsby DN37 0EN	DN37 0EN	DN37 0	28/11/2024	423500	434566	FALSE	House	Detached	210	2016.67	2069.36	Freehold
2, Coral Drive, Waltham, Grimsby DN37 0YD	DN37 0YD	DN37 0	14/10/2022	218000	221626	FALSE	House	Semi_Detach	107	2037.38	2071.27	Freehold
40, Sunningdale, Waltham, Grimsby DN37 0UG	DN37 0UG	DN37 0	07/01/2022	150000	166151	FALSE	House	Semi_Detach	80	1875	2076.89	Freehold
13, Ashbourne, Waltham, Grimsby DN37 0UL	DN37 0UL	DN37 0	20/10/2022	169950	172777	FALSE	House	Semi_Detach	83	2047.59	2081.65	Freehold
54, Cheapside, Waltham, Grimsby DN37 0HW	DN37 0HW	DN37 0	02/07/2024	153500	160288	FALSE	House	Semi_Detach	77	1993.51	2081.66	Freehold
17, Brian Avenue, Waltham, Grimsby DN37 0JS	DN37 0JS	DN37 0	28/07/2023	137950	146230	FALSE	House	Terraced	70	1970.71	2089	Freehold
22, Elsham Drive, Waltham, Grimsby DN37 0DQ	DN37 0DQ	DN37 0	15/03/2023	225000	245047	FALSE	Bungalow	Semi_Detach	117	1923.08	2094.42	Freehold
33, Salisbury Avenue, Waltham, Grimsby DN37 0BU	DN37 0BU	DN37 0	24/06/2024	170000	178414	FALSE	House	Semi_Detach	85	2000	2098.99	Freehold
23, Sunningdale, Waltham, Grimsby DN37 0UA	DN37 0UA	DN37 0	26/04/2024	180000	191032	FALSE	House	Semi_Detach	91	1978.02	2099.25	Freehold
4, Wren Gardens, Waltham, Grimsby DN37 0FS	DN37 0FS	DN37 0	26/07/2024	249950	260448	TRUE	House	Terraced	124	2015.73	2100.39	Freehold
6, Birkdale, Waltham, Grimsby DN37 0EL	DN37 0EL	DN37 0	29/11/2024	282500	289882	FALSE	House	Detached	138	2047.1	2100.59	Freehold
24, Chadwell Springs, Waltham, Grimsby DN37 0UU	DN37 0UU	DN37 0	19/12/2023	195000	203991	FALSE	Bungalow	Detached	97	2010.31	2103	Freehold
54, Danesfield Avenue, Waltham, Grimsby DN37 0QB	DN37 0QB	DN37 0	11/07/2025	170000	183036	FALSE	House	Semi_Detach	87	1954.02	2103.86	Freehold
7, Wray Close, Waltham, Grimsby DN37 0XR	DN37 0XR	DN37 0	18/12/2024	264000	265299	FALSE	House	Detached	126	2095.24	2105.55	Freehold
40, Mill View, Waltham, Grimsby DN37 0HQ	DN37 0HQ	DN37 0	15/09/2023	445000	451187	FALSE	House	Detached	214	2079.44	2108.35	Freehold
10, Dorothy Avenue, Waltham, Grimsby DN37 0QA	DN37 0QA	DN37 0	09/09/2024	149950	156110	FALSE	House	Semi_Detach	74	2026.35	2109.59	Freehold
6, Chiltern Drive, Waltham, Grimsby DN37 0DY	DN37 0DY	DN37 0	07/06/2024	187000	196256	FALSE	House	Semi_Detach	93	2010.75	2110.28	Freehold
3, Summerfield Avenue, Waltham, Grimsby DN37 0NQ	DN37 0NQ	DN37 0	01/10/2024	171000	177314	FALSE	House	Semi_Detach	84	2035.71	2110.88	Freehold
Arlberg House, Old Main Road, Barnoldby Le Beck, Grin	DN37 0BE	DN37 0	23/06/2022	800000	831772	FALSE	House	Detached	394	2030.46	2111.1	Freehold
6, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	27/01/2023	249950	259698	TRUE	House	Semi_Detach	123	2032.11	2111.37	Freehold
2, Salisbury Drive, Waltham, Grimsby DN37 0BZ	DN37 0BZ	DN37 0	09/12/2022	170000	173167	FALSE	House	Semi_Detach	82	2073.17	2111.79	Freehold
5, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	09/12/2022	255000	259750	TRUE	House	Semi_Detach	123	2073.17	2111.79	Freehold
7, Eagle Drive, Waltham, Grimsby DN37 0FJ	DN37 0FJ	DN37 0	18/10/2024	385000	396255	TRUE	Bungalow	Detached	187	2058.82	2119.01	Freehold
8, Turnberry Approach, Waltham, Grimsby DN37 0UQ	DN37 0UQ	DN37 0	19/02/2024	310000	326636	FALSE	House	Detached	154	2012.99	2121.01	Freehold
3, Strawberry Hill, Waltham, Grimsby DN37 0UY	DN37 0UY	DN37 0	03/10/2025	315000	322583	FALSE	House	Detached	152	2072.37	2122.26	Freehold
4, Philip Avenue, Waltham, Grimsby DN37 0QD	DN37 0QD	DN37 0	26/09/2024	170000	176213	FALSE	Bungalow	Detached	83	2048.19	2123.05	Freehold
33, Manor Drive, Waltham, Grimsby DN37 0NS	DN37 0NS	DN37 0	17/02/2025	190000	193539	FALSE	House	Semi_Detach	91	2087.91	2126.8	Freehold
77, Barnoldby Road, Waltham, Grimsby DN37 0DB	DN37 0DB	DN37 0	24/03/2025	170000	170334	FALSE	House	Detached	80	2125	2129.18	Freehold
85, Fairway, Waltham, Grimsby DN37 0NB	DN37 0NB	DN37 0	18/12/2024	182500	185354	FALSE	House	Semi_Detach	87	2097.7	2130.51	Freehold
10, Summerfield Avenue, Waltham, Grimsby DN37 0NH	DN37 0NH	DN37 0	19/08/2022	160000	162027	FALSE	House	Semi_Detach	76	2105.26	2131.93	Freehold
80, Woodhall Drive, Waltham, Grimsby DN37 0UT	DN37 0UT	DN37 0	17/12/2025	199950	198395	FALSE	House	Detached	93	2150	2133.28	Freehold
10, Wren Gardens, Waltham, Grimsby DN37 0FS	DN37 0FS	DN37 0	24/05/2024	249950	264683	TRUE	House	Terraced	124	2015.73	2134.54	Freehold
12, Wren Gardens, Waltham, Grimsby DN37 0FS	DN37 0FS	DN37 0	01/07/2024	254950	265658	TRUE	House	Terraced	124	2056.05	2142.4	Freehold
12, Gleneagles, Waltham, Grimsby DN37 0XD	DN37 0XD	DN37 0	05/05/2023	147500	158776	FALSE	House	Terraced	74	1993.24	2145.62	Freehold
95, Barnoldby Road, Waltham, Grimsby DN37 0DR	DN37 0DR	DN37 0	26/01/2022	165000	182767	FALSE	Bungalow	Semi_Detach	85	1941.18	2150.2	Freehold
10, Laburnum Avenue, Waltham, Grimsby DN37 0JT	DN37 0JT	DN37 0	15/11/2024	337500	346319	FALSE	House	Detached	161	2096.27	2151.05	Freehold
8, Wren Gardens, Waltham, Grimsby DN37 0FS	DN37 0FS	DN37 0	26/04/2024	249950	266852	TRUE	House	Terraced	124	2015.73	2152.03	Freehold
7, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	18/01/2023	255000	264945	TRUE	House	Semi_Detach	123	2073.17	2154.02	Freehold
6, Honeysuckle Grove, Barnoldby Le Beck, Grimsby DN	DN37 0ZE	DN37 0	16/06/2023	255000	264945	TRUE	House	Semi_Detach	123	2073.17	2154.02	Freehold
95, Brigsley Road, Waltham, Grimsby DN37 0LB	DN37 0LB	DN37 0	14/06/2024	150000	157424	FALSE	House	Semi_Detach	73	2054.79	2156.49	Freehold
2, Danesfield Avenue, Waltham, Grimsby DN37 0QE	DN37 0QE	DN37 0	31/07/2024	155000	161854	FALSE	House	Semi_Detach	75	2066.67	2158.05	Freehold
26, Woodhall Drive, Waltham, Grimsby DN37 0UP	DN37 0UP	DN37 0	08/09/2025	225000	237576	FALSE	House	Semi_Detach	110	2045.45	2159.78	Freehold
14, Marian Way, Waltham, Grimsby DN37 0XN	DN37 0XN	DN37 0	05/07/2023	255000	263517	FALSE	House	Detached	122	2090.16	2159.98	Freehold
40, Fairway, Waltham, Grimsby DN37 0LU	DN37 0LU	DN37 0	02/05/2025	141000	144762	FALSE	House	Semi_Detach	67	2104.48	2160.63	Freehold
3, Oakfield Lane, Waltham, Grimsby DN37 0BN	DN37 0BN	DN37 0	10/10/2025	510000	522277	FALSE	House	Detached	241	2116.18	2167.12	Freehold
28, Rosedale, Waltham, Grimsby DN37 0UJ	DN37 0UJ	DN37 0	14/10/2024	229999	238492	FALSE	House	Semi_Detach	110	2090.9	2168.11	Freehold
9, Coral Drive, Waltham, Grimsby DN37 0YD	DN37 0YD	DN37 0	14/09/2023	236000	243017	FALSE	House	Semi_Detach	112	2107.14	2169.79	Freehold
68, Woodhall Drive, Waltham, Grimsby DN37 0UP	DN37 0UP	DN37 0	27/01/2022	150000	167166	FALSE	House	Terraced	77	1948.05	2170.99	Freehold
97, Manor Drive, Waltham, Grimsby DN37 0NS	DN37 0NS	DN37 0	14/07/2023	170000	178414	FALSE	House	Semi_Detach	82	2073.17	2175.78	Freehold
8, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	10/02/2023	249950	268006	TRUE	House	Semi_Detach	123	2032.11	2178.91	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
47, Archer Road, Waltham, Grimsby DN37 0UF	DN37 0UF	DN37 0	24/06/2022	148500	156960	FALSE	House	Semi_Detach	72	2062.5	2180	Freehold
8, Marian Way, Waltham, Grimsby DN37 0XN	DN37 0XN	DN37 0	22/08/2024	285000	294519	FALSE	House	Detached	135	2111.11	2181.62	Freehold
11, Birkdale, Waltham, Grimsby DN37 0EL	DN37 0EL	DN37 0	01/07/2022	201000	205348	FALSE	House	Semi_Detach	94	2138.3	2184.55	Freehold
6, Bradley Road, Bradley, Grimsby DN37 0AQ	DN37 0AQ	DN37 0	08/07/2022	255000	260516	FALSE	House	Semi_Detach	119	2142.86	2189.21	Freehold
71, Archer Road, Waltham, Grimsby DN37 0UF	DN37 0UF	DN37 0	05/04/2024	281000	295774	FALSE	House	Detached	135	2081.48	2190.92	Freehold
101, Barnoldby Road, Waltham, Grimsby DN37 0DR	DN37 0DR	DN37 0	13/04/2022	190000	208458	FALSE	House	Semi_Detach	95	2000	2194.29	Freehold
11, Eagle Drive, Waltham, Grimsby DN37 0FJ	DN37 0FJ	DN37 0	30/09/2022	413200	410386	TRUE	Bungalow	Detached	187	2209.63	2194.58	Freehold
17, Eagle Drive, Waltham, Grimsby DN37 0FJ	DN37 0FJ	DN37 0	08/11/2024	210000	217299	TRUE	House	Terraced	99	2121.21	2194.94	Freehold
18, The Green, Waltham, Grimsby DN37 0FH	DN37 0FH	DN37 0	15/06/2022	205000	217304	TRUE	House	Terraced	99	2070.71	2194.99	Freehold
37, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	26/01/2024	255000	270628	TRUE	House	Semi_Detach	123	2073.17	2200.23	Freehold
11, Cheesemans Close, Waltham, Grimsby DN37 0ER	DN37 0ER	DN37 0	21/07/2023	166000	174216	FALSE	House	Semi_Detach	79	2101.27	2205.27	Freehold
12, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	05/05/2023	257000	271918	TRUE	House	Semi_Detach	123	2089.43	2210.72	Freehold
5, Anita Grove, Waltham, Grimsby DN37 0BW	DN37 0BW	DN37 0	20/11/2024	575000	590025	FALSE	House	Detached	266	2161.65	2218.14	Freehold
16, Wren Gardens, Waltham, Grimsby DN37 0FS	DN37 0FS	DN37 0	20/05/2024	259950	275272	TRUE	House	Terraced	124	2096.37	2219.94	Freehold
72, Fairway, Waltham, Grimsby DN37 0LU	DN37 0LU	DN37 0	20/05/2022	167000	179993	FALSE	House	Semi_Detach	81	2061.73	2222.14	Freehold
The Meadows, Old Main Road, Barnoldby Le Beck, Grin	DN37 0BE	DN37 0	31/03/2025	850000	851668	FALSE	House	Detached	383	2219.32	2223.68	Freehold
39, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	16/02/2024	257000	274151	TRUE	House	Semi_Detach	123	2089.43	2228.87	Freehold
55, Danesfield Avenue, Waltham, Grimsby DN37 0PZ	DN37 0PZ	DN37 0	04/03/2024	183000	194017	FALSE	House	Semi_Detach	87	2103.45	2230.08	Freehold
7, Ludgate Close, Waltham, Grimsby DN37 0LX	DN37 0LX	DN37 0	27/03/2023	168000	182969	FALSE	House	Semi_Detach	82	2048.78	2231.33	Freehold
2, Dorothy Avenue, Waltham, Grimsby DN37 0QA	DN37 0QA	DN37 0	15/02/2024	285000	304020	FALSE	House	Semi_Detach	136	2095.59	2235.44	Freehold
151, Fairway, Waltham, Grimsby DN37 0NE	DN37 0NE	DN37 0	28/06/2024	160000	167919	FALSE	House	Semi_Detach	75	2133.33	2238.92	Freehold
Edale, Brigsley Road, Ashby Cum Fenby, Grimsby DN37	DN37 0QN	DN37 0	05/03/2025	400000	400785	FALSE	Bungalow	Detached	179	2234.64	2239.02	Freehold
92, Woodhall Drive, Waltham, Grimsby DN37 0UT	DN37 0UT	DN37 0	07/03/2024	235000	246340	FALSE	House	Detached	110	2136.36	2239.45	Freehold
5, Coltsfoot Drive, Waltham, Grimsby DN37 0XL	DN37 0XL	DN37 0	09/05/2023	225000	232987	FALSE	Bungalow	Detached	104	2163.46	2240.26	Freehold
11, Woodland Way, Waltham, Grimsby DN37 0FD	DN37 0FD	DN37 0	05/08/2022	365000	365358	TRUE	House	Detached	163	2239.26	2241.46	Freehold
2, Wren Gardens, Waltham, Grimsby DN37 0FS	DN37 0FS	DN37 0	28/03/2024	259950	278098	TRUE	House	Terraced	124	2096.37	2242.73	Freehold
43, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	12/01/2024	260000	275935	TRUE	House	Semi_Detach	123	2113.82	2243.37	Freehold
41, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	15/12/2023	260000	276217	TRUE	House	Semi_Detach	123	2113.82	2245.67	Freehold
13, Coltsfoot Drive, Waltham, Grimsby DN37 0XL	DN37 0XL	DN37 0	16/02/2024	135000	144009	FALSE	House	Semi_Detach	64	2109.38	2250.14	Freehold
14, Salisbury Drive, Waltham, Grimsby DN37 0BZ	DN37 0BZ	DN37 0	11/11/2022	179950	182408	FALSE	House	Semi_Detach	81	2221.6	2251.95	Freehold
22, Cheapside, Waltham, Grimsby DN37 0LW	DN37 0LW	DN37 0	22/03/2024	275000	288270	FALSE	House	Detached	128	2148.44	2252.11	Freehold
20, Mill View, Waltham, Grimsby DN37 0HJ	DN37 0HJ	DN37 0	01/09/2023	245000	252284	FALSE	House	Semi_Detach	112	2187.5	2252.54	Freehold
30, Bradley Road, Waltham, Grimsby DN37 0XA	DN37 0XA	DN37 0	28/02/2025	240000	241419	FALSE	House	Detached	107	2242.99	2256.25	Freehold
113, High Street, Waltham, Grimsby DN37 0PN	DN37 0PN	DN37 0	31/03/2025	215000	216668	FALSE	House	Semi_Detach	96	2239.58	2256.96	Freehold
141, Grimsby Road, Waltham, Grimsby DN37 0PU	DN37 0PU	DN37 0	24/01/2025	238000	241722	FALSE	House	Semi_Detach	107	2224.3	2259.08	Freehold
57, Archer Road, Waltham, Grimsby DN37 0UF	DN37 0UF	DN37 0	21/11/2022	295000	293849	FALSE	House	Detached	130	2269.23	2260.38	Freehold
66, Mill View, Waltham, Grimsby DN37 0HG	DN37 0HG	DN37 0	20/03/2023	178500	190040	FALSE	Bungalow	Detached	84	2125	2262.38	Freehold
13, The Green, Waltham, Grimsby DN37 0FH	DN37 0FH	DN37 0	27/01/2022	295000	319063	TRUE	House	Detached	141	2092.2	2262.86	Freehold
132, Fairway, Waltham, Grimsby DN37 0NF	DN37 0NF	DN37 0	23/08/2022	170000	172154	FALSE	House	Semi_Detach	76	2236.84	2265.18	Freehold
6, Kestrel Drive, Waltham, Grimsby DN37 0FF	DN37 0FF	DN37 0	28/09/2023	319950	324398	TRUE	House	Detached	143	2237.41	2268.52	Freehold
7, Marian Way, Waltham, Grimsby DN37 0XN	DN37 0XN	DN37 0	11/08/2023	360000	365368	FALSE	House	Detached	161	2236.02	2269.37	Freehold
9, Neville Turner Way, Waltham, Grimsby DN37 0YJ	DN37 0YJ	DN37 0	19/06/2024	345000	360907	FALSE	House	Detached	159	2169.81	2269.86	Freehold
21, Elsham Drive, Waltham, Grimsby DN37 0DQ	DN37 0DQ	DN37 0	16/02/2024	205000	218681	FALSE	Bungalow	Semi_Detach	96	2135.42	2277.93	Freehold
50, Bradley Road, Waltham, Grimsby DN37 0UZ	DN37 0UZ	DN37 0	23/01/2026	262500	259702	FALSE	House	Detached	114	2302.63	2278.09	Freehold
3, Turnberry Approach, Waltham, Grimsby DN37 0UQ	DN37 0UQ	DN37 0	19/03/2025	355000	355697	FALSE	House	Detached	156	2275.64	2280.11	Freehold
9, Wheatfield Drive, Waltham, Grimsby DN37 0XT	DN37 0XT	DN37 0	30/01/2026	325000	321536	FALSE	House	Detached	141	2304.96	2280.4	Freehold
3, Mayfair Crescent, Waltham, Grimsby DN37 0EE	DN37 0EE	DN37 0	10/12/2025	153000	152853	FALSE	Bungalow	Semi_Detach	67	2283.58	2281.39	Freehold
4, Chestnut Close, Waltham, Grimsby DN37 0ED	DN37 0ED	DN37 0	28/04/2025	174000	173490	FALSE	Bungalow	Detached	76	2289.47	2282.76	Freehold
46, Archer Road, Waltham, Grimsby DN37 0UE	DN37 0UE	DN37 0	01/07/2022	190000	194110	FALSE	House	Semi_Detach	85	2235.29	2283.65	Freehold
10, Eagle Drive, Waltham, Grimsby DN37 0FJ	DN37 0FJ	DN37 0	25/11/2022	365000	369985	TRUE	House	Semi_Detach	162	2253.09	2283.86	Freehold
13, Cheesemans Close, Waltham, Grimsby DN37 0ER	DN37 0ER	DN37 0	11/12/2025	215000	214793	FALSE	Bungalow	Semi_Detach	94	2287.23	2285.03	Freehold
59a, Cheapside, Waltham, Grimsby DN37 0HE	DN37 0HE	DN37 0	24/07/2024	237000	246954	FALSE	House	Terraced	108	2194.44	2286.61	Freehold
26, Barnoldby Road, Waltham, Grimsby DN37 0JP	DN37 0JP	DN37 0	27/03/2026	171000	169214	FALSE	House	Terraced	74	2310.81	2286.68	Freehold
15, Blackbird Close, Waltham, Grimsby DN37 0FX	DN37 0FX	DN37 0	04/08/2023	170000	176259	TRUE	House	Terraced	77	2207.79	2289.08	Freehold
10, Chadwell Springs, Waltham, Grimsby DN37 0UU	DN37 0UU	DN37 0	28/11/2024	250000	256533	FALSE	House	Detached	112	2232.14	2290.47	Freehold
6, Atkinsons Lane, Waltham, Grimsby DN37 0HL	DN37 0HL	DN37 0	11/07/2025	200000	215337	FALSE	House	Semi_Detach	94	2127.66	2290.82	Freehold
36, Bradley Road, Bradley, Grimsby DN37 0AA	DN37 0AA	DN37 0	24/03/2022	475000	508893	FALSE	Bungalow	Detached	222	2139.64	2292.31	Freehold
5, Philip Avenue, Waltham, Grimsby DN37 0QD	DN37 0QD	DN37 0	17/11/2023	169800	174412	FALSE	Bungalow	Detached	76	2234.21	2294.89	Freehold
23, Cheapside, Waltham, Grimsby DN37 0HF	DN37 0HF	DN37 0	18/05/2022	190000	204782	FALSE	House	Semi_Detach	89	2134.83	2300.92	Freehold
14, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	10/03/2023	260000	283166	TRUE	House	Semi_Detach	123	2113.82	2302.16	Freehold
113, Fairway, Waltham, Grimsby DN37 0NB	DN37 0NB	DN37 0	04/08/2023	172000	177290	FALSE	House	Semi_Detach	77	2233.77	2302.47	Freehold
3, Juniper Lane, Barnoldby Le Beck, Grimsby DN37 0ZB	DN37 0ZB	DN37 0	08/07/2022	290000	292579	FALSE	House	Detached	127	2283.46	2303.77	Freehold
6, Juniper Lane, Barnoldby Le Beck, Grimsby DN37 0ZB	DN37 0ZB	DN37 0	22/07/2022	290000	292579	TRUE	House	Detached	127	2283.46	2303.77	Freehold
25, Claydon Way, Waltham, Grimsby DN37 0FG	DN37 0FG	DN37 0	19/01/2024	297500	315733	FALSE	House	Semi_Detach	137	2171.53	2304.62	Freehold
30, Mill View, Waltham, Grimsby DN37 0HJ	DN37 0HJ	DN37 0	05/01/2023	200000	207800	FALSE	House	Semi_Detach	90	2222.22	2308.89	Freehold
The Arches, Church Lane, Brigsley, Grimsby DN37 0RH	DN37 0RH	DN37 0	18/11/2022	451000	449240	FALSE	Bungalow	Detached	194	2324.74	2315.67	Freehold
12, Cheesemans Close, Waltham, Grimsby DN37 0ER	DN37 0ER	DN37 0	21/11/2025	220000	222354	FALSE	Bungalow	Semi_Detach	96	2291.67	2316.19	Freehold
34, Sunningdale, Waltham, Grimsby DN37 0UG	DN37 0UG	DN37 0	03/10/2024	190000	197016	FALSE	House	Semi_Detach	85	2235.29	2317.84	Freehold
13, Mill Close, Waltham, Grimsby DN37 0HH	DN37 0HH	DN37 0	23/02/2022	260000	280613	FALSE	Bungalow	Detached	121	2148.76	2319.12	Freehold
9, Meadow Croft, Waltham, Grimsby DN37 0EQ	DN37 0EQ	DN37 0	16/06/2025	125000	132503	FALSE	House	Terraced	57	2192.98	2324.61	Freehold
2, Juniper Lane, Barnoldby Le Beck, Grimsby DN37 0ZB	DN37 0ZB	DN37 0	19/08/2022	295000	295289	TRUE	House	Detached	127	2322.83	2325.11	Freehold
3, Woodhall Drive, Waltham, Grimsby DN37 0UW	DN37 0UW	DN37 0	28/02/2025	185000	186094	FALSE	House	Detached	80	2312.5	2326.18	Freehold
10, Ludgate Close, Waltham, Grimsby DN37 0LX	DN37 0LX	DN37 0	05/09/2025	227000	239688	FALSE	House	Semi_Detach	103	2203.88	2327.07	Freehold
30, Fairway, Waltham, Grimsby DN37 0LU	DN37 0LU	DN37 0	15/08/2025	180000	190837	FALSE	House	Semi_Detach	82	2195.12	2327.28	Freehold
Woodlands Cottage, Chapel Lane, Ashby Cum Fenby, G	DN37 0QT	DN37 0	01/09/2025	665000	698524	FALSE	House	Detached	300	2216.67	2328.41	Freehold
Thistlefield, Waltham Road, Barnoldby Le Beck, Grimsb	DN37 0DS	DN37 0	21/12/2023	630000	659047	FALSE	House	Detached	283	2226.15	2328.79	Freehold
7, Greenway, Waltham, Grimsby DN37 0HS	DN37 0HS	DN37 0	20/12/2024	195000	198050	FALSE	House	Semi_Detach	85	2294.12	2330	Freehold
8, Laburnum Close, Waltham, Grimsby DN37 0JU	DN37 0JU	DN37 0	23/01/2026	253000	250303	FALSE	Bungalow	Detached	107	2364.49	2339.28	Freehold
1, Laburnum Close, Waltham, Grimsby DN37 0JU	DN37 0JU	DN37 0	21/07/2022	195000	199218	FALSE	Bungalow	Semi_Detach	85	2294.12	2343.74	Freehold
9, Ashbourne, Waltham, Grimsby DN37 0UL	DN37 0UL	DN37 0	10/10/2022	210000	213493	FALSE	House	Semi_Detach	91	2307.69	2346.08	Freehold
24, Woodhall Drive, Waltham, Grimsby DN37 0UP	DN37 0UP	DN37 0	12/01/2024	188000	199522	FALSE	House	Semi_Detach	85	2211.76	2347.32	Freehold
67, Danesfield Avenue, Waltham, Grimsby DN37 0PZ	DN37 0PZ	DN37 0	10/06/2024	206000	216196	FALSE	House	Semi_Detach	92	2239.13	2349.96	Freehold
2, Maple Court, Barnoldby Le Beck, Grimsby DN37 0ZF	DN37 0ZF	DN37 0	31/10/2024	345000	355086	TRUE	House	Detached	151	2284.77	2351.56	Freehold
63, Archer Road, Waltham, Grimsby DN37 0UF	DN37 0UF	DN37 0	04/03/2022	325000	348190	FALSE	House	Detached	148	2195.95	2352.64	Freehold
10, Woodhall Drive, Waltham, Grimsby DN37 0UP	DN37 0UP	DN37 0	15/11/2023	185000	192987	FALSE	House	Semi_Detach	82	2256.1	2353.5	Freehold
14, Kestrel Drive, Waltham, Grimsby DN37 0FF	DN37 0FF	DN37 0	31/10/2023	439950	445624	TRUE	House	Detached	189	2327.78	2357.8	Freehold
9, Alderley Edge, Waltham, Grimsby DN37 0UR	DN37 0UR	DN37 0	23/08/2024	239000	247578	FALSE	House	Semi_Detach	105	2276.19	2357.89	Freehold
Langdale, Main Road, Brigsley, Grimsby DN37 0RF	DN37 0RF	DN37 0	04/10/2024	387500	398828	FALSE	House	Detached	169	2292.9	2359.93	Freehold
20, Turnberry Approach, Waltham, Grimsby DN37 0UQ	DN37 0UQ	DN37 0	03/10/2025	270000	276499	FALSE	House	Detached	117	2307.69	2363.24	Freehold
78, Fairway, Waltham, Grimsby DN37 0LU	DN37 0LU	DN37 0	16/11/2022	175000	177390	FALSE	House	Semi_Detach	75	2333.33	2365.2	Freehold
2, Tannery Close, Waltham, Grimsby DN37 0GD	DN37 0GD	DN37 0	09/01/2026	153000	151402	FALSE	House	Terraced	64	2390.63	2365.66	Freehold
21, Ashbourne, Waltham, Grimsby DN37 0UL	DN37 0UL	DN37 0	22/07/2022	190000	194110	FALSE	House	Semi_Detach	82	2317.07	2367.2	Freehold
53, Manor Drive, Waltham, Grimsby DN37 0NS	DN37 0NS	DN37 0	04/07/2025	220000	236870	FALSE	House	Semi_Detach	100	2200	2368.7	Freehold
25, The Drive, Waltham, Grimsby DN37 0FB	DN37 0FB	DN37 0	30/10/2024	585000	602102	FALSE	House	Detached	254	2303.15	2370.48	Freehold
19, Chadwell Springs, Waltham, Grimsby DN37 0UU	DN37 0UU	DN37 0	19/01/2023	210000	218190	FALSE	House	Semi_Detach	92	2282.61	2371.63	Freehold
16, Marian Way, Waltham, Grimsby DN37 0XN	DN37 0XN	DN37 0	26/01/2026	247000	244367	FALSE	House	Detached	103	2398.06	2372.5	Freehold
70, Sunningdale, Waltham, Grimsby DN37 0UG	DN37 0UG	DN37 0	17/10/2024	190000	197016	FALSE	House	Semi_Detach	83	2289.16	2373.69	Freehold
24, Claydon Way, Waltham, Grimsby DN37 0FG	DN37 0FG	DN37 0	29/11/2024	310000	320488	TRUE	House	Semi_Detach	135	2296.3	2373.99	Freehold
17, New Road, Waltham, Grimsby DN37 0EN	DN37 0EN	DN37 0	09/03/2026	185000	183067	FALSE	House	Terraced	77	2402.6	2377.49	Freehold
9, Wren Gardens, Waltham, Grimsby DN37 0FS	DN37 0FS	DN37 0	11/11/2024	437950	449394	TRUE	House	Detached	189	2317.2	2377.75	Freehold
Badger Hills, Main Road, Beelsby, Grimsby DN37 0TN	DN37 0TN	DN37 0	21/03/2025	1050000	1053055	FALSE	House	Other	442	2375.57	2382.48	Freehold
28, Archer Road, Waltham, Grimsby DN37 0UE	DN37 0UE	DN37 0	07/06/2024	205000	214452	FALSE	House	Detached	90	2277.78	2382.8	Freehold
47, Chestnut Road, Waltham, Grimsby DN37 0EF	DN37 0EF	DN37 0	10/07/2024	300000	312232	FALSE	House	Detached	131	2290.08	2383.45	Freehold
4, The Green, Waltham, Grimsby DN37 0FH	DN37 0FH	DN37 0	27/09/2024	348000	362297	FALSE	House	Semi_Detach	152	2289.47	2383.53	Freehold
1, Danesfield Avenue, Waltham, Grimsby DN37 0PZ	DN37 0PZ	DN37 0	28/03/2025	180000	181397	FALSE	House	Semi_Detach	76	2368.42	2386.8	Freehold
28, Bradley Road, Bradley, Grimsby DN37 0AA	DN37 0AA	DN37 0	15/06/2022	310000	322312	FALSE	House	Detached	135	2296.3	2387.5	Freehold
30, Church Lane, Waltham, Grimsby DN37 0ES	DN37 0ES	DN37 0	16/02/2023	265000	284143	FALSE	House	Semi_Detach	119	2226.89	2387.76	Freehold
29, Turnberry Approach, Waltham, Grimsby DN37 0UQ	DN37 0UQ	DN37 0	26/04/2024	336000	353666	FALSE	House	Detached	148	2270.27	2389.64	Freehold
42, Danesfield Avenue, Waltham, Grimsby DN37 0QE	DN37 0QE	DN37 0	21/02/2025	289950	291664	FALSE	House	Detached	122	2376.64	2390.69	Freehold
40, Woodhall Drive, Waltham, Grimsby DN37 0UP	DN37 0UP	DN37 0	31/03/2023	199950	217765	FALSE	House	Semi_Detach	91	2197.25	2393.02	Freehold
37, Chadwell Springs, Waltham, Grimsby DN37 0UU	DN37 0UU	DN37 0	29/08/2024	220000	227348	FALSE	House	Detached	95	2315.79	2393.14	Freehold
7, Wren Gardens, Waltham, Grimsby DN37 0FS	DN37 0FS	DN37 0	23/08/2024	437950	452578	TRUE	House	Detached	189	2317.2	2394.59	Freehold
10, Kestrel Drive, Waltham, Grimsby DN37 0FF	DN37 0FF	DN37 0	12/10/2023	331000	335269	TRUE	House	Detached	140	2364.29	2394.78	Freehold
2, Blackbird Close, Waltham, Grimsby DN37 0FX	DN37 0FX	DN37 0	24/11/2023	314950	323505	TRUE	House	Detached	135	2332.96	2396.33	Freehold
11, Grimsby Road, Waltham, Grimsby DN37 0PS	DN37 0PS	DN37 0	27/11/2025	242000	244589	FALSE	House	Semi_Detach	102	2372.55	2397.93	Freehold
5, House Martin Avenue, Waltham, Grimsby DN37 0FL	DN37 0FL	DN37 0	19/09/2024	409950	424933	TRUE	House	Detached	177	2316.1	2400.75	Freehold
9, Eagle Drive, Waltham, Grimsby DN37 0FJ	DN37 0FJ	DN37 0	09/08/2023	377500	389110	TRUE	House	Semi_Detach	162	2330.25	2401.91	Freehold
69, Danesfield Avenue, Waltham, Grimsby DN37 0PZ	DN37 0PZ	DN37 0	20/01/2023	215000	223385	FALSE	House	Semi_Detach	93	2311.83	2401.99	Freehold
11, Tannery Close, Waltham, Grimsby DN37 0GD	DN37 0GD	DN37 0	18/05/2023	134000	144244	FALSE	House	Terraced	60	2233.33	2404.07	Freehold
34, Gleneagles, Waltham, Grimsby DN37 0XD	DN37 0XD	DN37 0	23/01/2026	167000	165882	FALSE	House	Semi_Detach	69	2420.29	2404.09	Freehold
34, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	31/05/2024	347500	363150	TRUE	House	Detached	151	2301.32	2404.97	Freehold
22, Mill View, Waltham, Grimsby DN37 0HJ	DN37 0HJ	DN37 0	10/07/2025	170000	183036	FALSE	House	Semi_Detach	76	2236.84	2408.37	Freehold
6, Eagle Drive, Waltham, Grimsby DN37 0FJ	DN37 0FJ	DN37 0	28/11/2024	377500	390271	TRUE	House	Semi_Detach	162	2330.25	2409.08	Freehold
31, High Street, Waltham, Grimsby DN37 0LJ	DN37 0LJ	DN37 0	13/08/2024	145000	149594	FALSE	House	Terraced	62	2338.71	2412.81	Freehold
4, Kestrel Drive, Waltham, Grimsby DN37 0FF	DN37 0FF	DN37 0	31/05/2023	315000	326182	TRUE	House	Detached	135	2333.33	2416.16	Freehold
7, Juniper Lane, Barnoldby Le Beck, Grimsby DN37 0ZB	DN37 0ZB	DN37 0	05/08/2022	355000	355348	TRUE	House	Detached	147	2414.97	2417.33	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
3, Woodpecker Lane, Waltham, Grimsby DN37 0FR	DN37 0FR	DN37 0	19/12/2024	447950	450154	TRUE	House	Detached	186	2408.33	2420.18	Freehold
5, Wren Gardens, Waltham, Grimsby DN37 0FS	DN37 0FS	DN37 0	20/06/2024	437950	458142	TRUE	House	Detached	189	2317.2	2424.03	Freehold
3, Wren Gardens, Waltham, Grimsby DN37 0FS	DN37 0FS	DN37 0	14/06/2024	437950	458142	TRUE	House	Detached	189	2317.2	2424.03	Freehold
59, Woodhall Drive, Waltham, Grimsby DN37 0UW	DN37 0UW	DN37 0	08/12/2023	210000	223098	FALSE	House	Semi_Detach	92	2282.61	2424.98	Freehold
19, Ashbourne, Waltham, Grimsby DN37 0UL	DN37 0UL	DN37 0	18/11/2024	190000	196428	FALSE	House	Semi_Detach	81	2345.68	2425.04	Freehold
83, Brigsley Road, Waltham, Grimsby DN37 0LB	DN37 0LB	DN37 0	23/08/2024	500000	516700	FALSE	House	Detached	213	2347.42	2425.82	Freehold
15, Grove Lane, Waltham, Grimsby DN37 0HD	DN37 0HD	DN37 0	08/09/2025	395000	414913	FALSE	House	Detached	171	2309.94	2426.39	Freehold
8, Kestrel Drive, Waltham, Grimsby DN37 0FF	DN37 0FF	DN37 0	31/05/2023	299950	310597	TRUE	House	Detached	128	2343.36	2426.54	Freehold
1, Woodpecker Lane, Waltham, Grimsby DN37 0FR	DN37 0FR	DN37 0	16/12/2024	427452	429556	TRUE	House	Detached	177	2414.98	2426.87	Freehold
1, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	30/09/2022	360000	357549	TRUE	House	Detached	147	2448.98	2432.31	Freehold
9, Bradley Road, Barnoldby Le Beck, Grimsby DN37 0Y\	DN37 0YW	DN37 0	26/02/2026	232500	228974	FALSE	House	Semi_Detach	94	2473.4	2435.89	Freehold
4, Juniper Lane, Barnoldby Le Beck, Grimsby DN37 0ZB	DN37 0ZB	DN37 0	24/06/2022	345000	358702	TRUE	House	Detached	147	2346.94	2440.15	Freehold
5, Juniper Lane, Barnoldby Le Beck, Grimsby DN37 0ZB	DN37 0ZB	DN37 0	24/06/2022	345000	358702	TRUE	House	Detached	147	2346.94	2440.15	Freehold
10, Gleneagles, Waltham, Grimsby DN37 0XD	DN37 0XD	DN37 0	14/09/2023	182500	187926	FALSE	House	Semi_Detach	77	2370.13	2440.6	Freehold
1, Kirkside, Waltham, Grimsby DN37 0LR	DN37 0LR	DN37 0	24/10/2023	140000	144150	FALSE	House	Terraced	59	2372.88	2443.22	Freehold
53, Woodhall Drive, Waltham, Grimsby DN37 0UW	DN37 0UW	DN37 0	19/07/2023	205000	215146	FALSE	House	Semi_Detach	88	2329.55	2444.84	Freehold
2, Gunnerby Farm Cottage, Gunnerby Road, Hatcliffe, G	DN37 0SW	DN37 0	05/05/2023	275000	290962	FALSE	House	Semi_Detach	119	2310.92	2445.06	Freehold
81, Grimsby Road, Waltham, Grimsby DN37 0PT	DN37 0PT	DN37 0	01/09/2023	190000	195649	FALSE	House	Semi_Detach	80	2375	2445.61	Freehold
1, Blackbird Close, Waltham, Grimsby DN37 0FX	DN37 0FX	DN37 0	24/08/2023	344950	350093	TRUE	House	Detached	143	2412.24	2448.2	Freehold
The Ivy, Church Lane, Brigsley, Grimsby DN37 0RH	DN37 0RH	DN37 0	02/06/2023	635000	647687	FALSE	House	Detached	264	2405.3	2453.36	Freehold
28, Alderley Edge, Waltham, Grimsby DN37 0UR	DN37 0UR	DN37 0	03/10/2025	230000	235537	FALSE	House	Detached	96	2395.83	2453.51	Freehold
20, Kestrel Drive, Waltham, Grimsby DN37 0FF	DN37 0FF	DN37 0	13/12/2024	432203	434330	TRUE	House	Detached	177	2441.82	2453.84	Freehold
5, Honeysuckle Grove, Barnoldby Le Beck, Grimsby DN	DN37 0ZE	DN37 0	14/07/2023	378000	390626	TRUE	House	Detached	159	2377.36	2456.77	Freehold
4, Harvest Crescent, Waltham, Grimsby DN37 0XU	DN37 0XU	DN37 0	01/03/2024	225000	235857	FALSE	Bungalow	Detached	96	2343.75	2456.84	Freehold
34, Brigsley Road, Waltham, Grimsby DN37 0JY	DN37 0JY	DN37 0	09/02/2024	280000	295026	FALSE	House	Detached	120	2333.33	2458.55	Freehold
14, Blackbird Close, Waltham, Grimsby DN37 0FX	DN37 0FX	DN37 0	31/08/2023	159950	164869	TRUE	House	Semi_Detach	67	2387.31	2460.73	Freehold
Pheasant Barff, Main Road, Beelsby, Grimsby DN37 0TI	DN37 0TN	DN37 0	30/01/2026	520000	514457	FALSE	House	Detached	209	2488.04	2461.52	Freehold
6, Kings Chase, Barnoldby Le Beck, Grimsby DN37 0FE	DN37 0FE	DN37 0	16/12/2025	650000	644947	FALSE	House	Detached	262	2480.92	2461.63	Freehold
19, Woodhall Drive, Waltham, Grimsby DN37 0UW	DN37 0UW	DN37 0	18/11/2022	260000	263551	FALSE	House	Semi_Detach	107	2429.91	2463.09	Freehold
1, Wren Gardens, Waltham, Grimsby DN37 0FS	DN37 0FS	DN37 0	29/02/2024	357950	377159	TRUE	House	Detached	153	2339.54	2465.09	Freehold
2, Hazel Court, Barnoldby Le Beck, Grimsby DN37 0ZG	DN37 0ZG	DN37 0	16/09/2022	365000	362515	TRUE	House	Detached	147	2482.99	2466.09	Freehold
3, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	11/11/2022	315000	313771	TRUE	House	Detached	127	2480.31	2470.64	Freehold
12, Kestrel Drive, Waltham, Grimsby DN37 0FF	DN37 0FF	DN37 0	29/09/2023	431950	437955	TRUE	House	Detached	177	2440.4	2474.32	Freehold
8, Ashbourne, Waltham, Grimsby DN37 0UL	DN37 0UL	DN37 0	04/04/2023	215000	230294	FALSE	House	Semi_Detach	93	2311.83	2476.28	Freehold
Moorhouse, Brigsley Road, Ashby Cum Fenby, Grimsby	DN37 0QN	DN37 0	25/08/2023	1432500	1472371	FALSE	House	Other	594	2411.62	2478.74	Freehold
6, Brigsley Grange Close, Brigsley, Grimsby DN37 0RP	DN37 0RP	DN37 0	17/07/2025	270000	290705	FALSE	House	Semi_Detach	117	2307.69	2484.66	Freehold
Rotherby, Church Lane, Bradley, Grimsby DN37 0AE	DN37 0AE	DN37 0	15/12/2022	166000	169092	FALSE	House	Semi_Detach	68	2441.18	2486.65	Freehold
31, Kestrel Drive, Waltham, Grimsby DN37 0FF	DN37 0FF	DN37 0	19/09/2025	324950	341331	TRUE	House	Detached	137	2371.9	2491.47	Freehold
38, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	31/05/2024	360000	376213	TRUE	House	Detached	151	2384.11	2491.48	Freehold
9, Cheesemans Lane, Waltham, Grimsby DN37 0EP	DN37 0EP	DN37 0	27/09/2024	235000	244654	FALSE	House	Semi_Detach	98	2397.96	2496.47	Freehold
57, Barnoldby Road, Waltham, Grimsby DN37 0DB	DN37 0DB	DN37 0	19/12/2025	160000	159846	FALSE	House	Semi_Detach	64	2500	2497.59	Freehold
11, Wren Gardens, Waltham, Grimsby DN37 0FS	DN37 0FS	DN37 0	30/08/2024	369950	382307	TRUE	House	Detached	153	2417.97	2498.74	Freehold
7, Chiltern Drive, Waltham, Grimsby DN37 0DY	DN37 0DY	DN37 0	05/05/2023	175000	185158	FALSE	Bungalow	Semi_Detach	74	2364.86	2502.14	Freehold
21, Cotswold Drive, Waltham, Grimsby DN37 0EA	DN37 0EA	DN37 0	05/09/2023	210000	212920	FALSE	Bungalow	Detached	85	2470.59	2504.94	Freehold
12, Home Paddock, Waltham, Grimsby DN37 0JH	DN37 0JH	DN37 0	03/09/2025	553750	581665	FALSE	House	Detached	232	2386.85	2507.18	Freehold
1, Alderley Edge, Waltham, Grimsby DN37 0UR	DN37 0UR	DN37 0	12/09/2024	225000	233223	FALSE	House	Detached	93	2419.35	2507.77	Freehold
33, Eagle Drive, Waltham, Grimsby DN37 0FJ	DN37 0FJ	DN37 0	18/11/2022	270000	273677	TRUE	House	Terraced	109	2477.06	2510.8	Freehold
20, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	05/12/2023	362500	379214	TRUE	House	Detached	151	2400.66	2511.35	Freehold
2, Westfield Road, Waltham, Grimsby DN37 0DX	DN37 0DX	DN37 0	08/10/2025	145000	148490	FALSE	Bungalow	Detached	59	2457.63	2516.78	Freehold
The Old Stables, Cherry Cobb Lane, Barnoldby Le Beck	DN37 0AX	DN37 0	09/05/2025	585000	594313	FALSE	House	Detached	236	2478.81	2518.28	Freehold
4, Claydon Way, Waltham, Grimsby DN37 0FG	DN37 0FG	DN37 0	18/10/2024	585000	602102	FALSE	House	Detached	239	2447.7	2519.26	Freehold
13, Kestrel Drive, Waltham, Grimsby DN37 0FF	DN37 0FF	DN37 0	31/03/2025	339950	340617	TRUE	House	Detached	135	2518.15	2523.09	Freehold
18, Kestrel Drive, Waltham, Grimsby DN37 0FF	DN37 0FF	DN37 0	29/11/2024	457950	469917	TRUE	House	Detached	186	2462.1	2526.44	Freehold
24, Westfield Road, Waltham, Grimsby DN37 0DX	DN37 0DX	DN37 0	02/06/2023	180000	187020	FALSE	Bungalow	Semi_Detach	74	2432.43	2527.3	Freehold
3, Hazel Court, Barnoldby Le Beck, Grimsby DN37 0ZG	DN37 0ZG	DN37 0	25/11/2022	322500	321241	TRUE	House	Detached	127	2539.37	2529.46	Freehold
61, Barnoldby Road, Waltham, Grimsby DN37 0DB	DN37 0DB	DN37 0	01/10/2024	445000	458009	FALSE	House	Detached	181	2458.56	2530.44	Freehold
16, Westfield Road, Waltham, Grimsby DN37 0DX	DN37 0DX	DN37 0	17/08/2022	175000	177217	FALSE	House	Semi_Detach	70	2500	2531.67	Freehold
26, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	18/10/2023	377500	382369	TRUE	House	Detached	151	2500	2532.25	Freehold
13, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	18/10/2024	230000	238493	TRUE	House	Semi_Detach	94	2446.81	2537.16	Freehold
18, Camargue Avenue, Waltham, Grimsby DN37 0PA	DN37 0PA	DN37 0	26/03/2026	395000	390790	FALSE	House	Detached	154	2564.94	2537.6	Freehold
89, Barnoldby Road, Waltham, Grimsby DN37 0DE	DN37 0DE	DN37 0	06/03/2026	205000	203240	FALSE	House	Semi_Detach	80	2562.5	2540.5	Freehold
29, Fairway, Waltham, Grimsby DN37 0LY	DN37 0LY	DN37 0	20/04/2023	161500	172988	FALSE	House	Semi_Detach	68	2375	2543.94	Freehold
21, Chestnut Road, Waltham, Grimsby DN37 0DF	DN37 0DF	DN37 0	31/03/2022	195000	208914	FALSE	Bungalow	Detached	82	2378.05	2547.73	Freehold
3, Goldfinch Grove, Waltham, Grimsby DN37 0FW	DN37 0FW	DN37 0	29/04/2025	339950	338954	TRUE	House	Detached	133	2556.02	2548.53	Freehold
19, Alderley Edge, Waltham, Grimsby DN37 0UR	DN37 0UR	DN37 0	25/07/2025	225000	242254	FALSE	House	Semi_Detach	95	2368.42	2550.04	Freehold
36, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	08/09/2023	400000	405561	TRUE	House	Detached	159	2515.72	2550.7	Freehold
28, Danesfield Avenue, Waltham, Grimsby DN37 0QE	DN37 0QE	DN37 0	01/09/2025	220000	232297	FALSE	House	Semi_Detach	91	2417.58	2552.71	Freehold
26, House Martin Avenue, Waltham, Grimsby DN37 0FL	DN37 0FL	DN37 0	13/08/2025	309950	326920	TRUE	House	Detached	128	2421.48	2554.06	Freehold
7, Turnberry Approach, Waltham, Grimsby DN37 0UQ	DN37 0UQ	DN37 0	08/07/2022	207500	211989	FALSE	House	Semi_Detach	83	2500	2554.08	Freehold
Netherwood, Bradley Road, Bradley, Grimsby DN37 0AL	DN37 0AL	DN37 0	23/08/2024	665000	687212	FALSE	House	Detached	269	2472.12	2554.69	Freehold
34, Marian Way, Waltham, Grimsby DN37 0XW	DN37 0XW	DN37 0	23/08/2022	350000	350343	FALSE	House	Detached	137	2554.74	2557.25	Freehold
Highwinds, Skinners Lane, Waltham, Grimsby DN37 0E	DN37 0EU	DN37 0	27/06/2025	294000	309489	FALSE	Bungalow	Semi_Detach	121	2429.75	2557.76	Freehold
11, Kestrel Drive, Waltham, Grimsby DN37 0FF	DN37 0FF	DN37 0	31/01/2025	389950	391484	TRUE	House	Detached	153	2548.69	2558.72	Freehold
4, Swallow Place, Waltham, Grimsby DN37 0FT	DN37 0FT	DN37 0	21/10/2025	344950	353254	TRUE	House	Detached	138	2499.64	2559.81	Freehold
1, House Martin Avenue, Waltham, Grimsby DN37 0FL	DN37 0FL	DN37 0	16/11/2023	242950	253439	TRUE	House	Semi_Detach	99	2454.04	2559.99	Freehold
2, Honeysuckle Grove, Barnoldby Le Beck, Grimsby DN	DN37 0ZE	DN37 0	24/06/2024	370000	387059	TRUE	House	Detached	151	2450.33	2563.3	Freehold
38, Chadwell Springs, Waltham, Grimsby DN37 0UU	DN37 0UU	DN37 0	01/07/2022	300000	302668	FALSE	House	Detached	118	2542.37	2564.98	Freehold
16, Laburnum Avenue, Waltham, Grimsby DN37 0JT	DN37 0JT	DN37 0	20/01/2023	307000	313447	FALSE	House	Detached	122	2516.39	2569.24	Freehold
18, Bradley Road, Waltham, Grimsby DN37 0XA	DN37 0XA	DN37 0	16/12/2024	205000	208206	FALSE	Bungalow	Semi_Detach	81	2530.86	2570.44	Freehold
14, New Road, Waltham, Grimsby DN37 0EN	DN37 0EN	DN37 0	04/04/2025	154850	154396	FALSE	Bungalow	Detached	60	2580.83	2573.27	Freehold
29, Archer Road, Waltham, Grimsby DN37 0EH	DN37 0EH	DN37 0	31/10/2025	210000	216244	FALSE	House	Semi_Detach	84	2500	2574.33	Freehold
The Laurels, Main Road, Barnoldby Le Beck, Grimsby D	DN37 0AU	DN37 0	03/03/2023	750000	798488	FALSE	House	Detached	310	2419.35	2575.77	Freehold
4, Goldfinch Grove, Waltham, Grimsby DN37 0FW	DN37 0FW	DN37 0	28/05/2025	349950	355521	TRUE	House	Detached	138	2535.87	2576.24	Freehold
15, Sterling Crescent, Waltham, Grimsby DN37 0DW	DN37 0DW	DN37 0	06/10/2022	175000	177911	FALSE	Bungalow	Semi_Detach	69	2536.23	2578.42	Freehold
4, Sweetbriar Close, Waltham, Grimsby DN37 0YF	DN37 0YF	DN37 0	09/10/2025	222000	227344	FALSE	House	Detached	88	2522.73	2583.45	Freehold
35, High Street, Waltham, Grimsby DN37 0LJ	DN37 0LJ	DN37 0	28/04/2022	124000	137018	FALSE	House	Terraced	53	2339.62	2585.25	Freehold
15a, Rosedale, Waltham, Grimsby DN37 0UJ	DN37 0UJ	DN37 0	05/05/2022	180000	194004	FALSE	House	Semi_Detach	75	2400	2586.72	Freehold
15, Rosedale, Waltham, Grimsby DN37 0UJ	DN37 0UJ	DN37 0	01/04/2026	210000	207011	FALSE	House	Semi_Detach	80	2625	2587.64	Freehold
10, Meadow Croft, Waltham, Grimsby DN37 0EQ	DN37 0EQ	DN37 0	27/02/2026	153000	150119	FALSE	House	Terraced	58	2637.93	2588.26	Freehold
6, Ings Lane, Waltham, Grimsby DN37 0JG	DN37 0JG	DN37 0	27/09/2022	610000	605846	FALSE	House	Detached	234	2606.84	2589.09	Freehold
15, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	15/11/2024	236000	243984	TRUE	House	Semi_Detach	94	2510.64	2595.57	Freehold
19, Greenway, Waltham, Grimsby DN37 0HS	DN37 0HS	DN37 0	22/09/2023	222000	228601	FALSE	House	Semi_Detach	88	2522.73	2597.74	Freehold
15, Cotswold Drive, Waltham, Grimsby DN37 0EA	DN37 0EA	DN37 0	12/09/2022	219950	218452	FALSE	Bungalow	Detached	84	2618.45	2600.62	Freehold
17, Marian Way, Waltham, Grimsby DN37 0XN	DN37 0XN	DN37 0	03/02/2025	225000	226330	FALSE	House	Detached	87	2586.21	2601.49	Freehold
6, Carnoustie, Waltham, Grimsby DN37 0EJ	DN37 0EJ	DN37 0	15/11/2023	271000	278361	FALSE	House	Detached	107	2532.71	2601.5	Freehold
Ashby Acres, Chapel Lane, Ashby Cum Fenby, Grimsby	DN37 0QT	DN37 0	07/08/2025	615000	648673	FALSE	House	Detached	249	2469.88	2605.11	Freehold
28, House Martin Avenue, Waltham, Grimsby DN37 0FL	DN37 0FL	DN37 0	30/04/2025	399950	398778	TRUE	House	Detached	153	2614.05	2606.39	Freehold
85, Manor Drive, Waltham, Grimsby DN37 0NS	DN37 0NS	DN37 0	25/07/2025	230000	247637	FALSE	House	Semi_Detach	95	2421.05	2606.71	Freehold
10, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	24/02/2023	315000	331220	TRUE	House	Detached	127	2480.31	2608.03	Freehold
17, Mill Close, Waltham, Grimsby DN37 0HH	DN37 0HH	DN37 0	29/07/2022	161000	164483	FALSE	Bungalow	Semi_Detach	63	2555.56	2610.84	Freehold
3, Ings Lane, Waltham, Grimsby DN37 0EX	DN37 0EX	DN37 0	25/11/2025	395000	396944	FALSE	House	Detached	152	2598.68	2611.47	Freehold
70, Woodhall Drive, Waltham, Grimsby DN37 0UP	DN37 0UP	DN37 0	08/08/2025	148000	156724	FALSE	House	Terraced	60	2466.67	2612.07	Freehold
4, Salisbury Drive, Waltham, Grimsby DN37 0BZ	DN37 0BZ	DN37 0	26/11/2025	194000	196076	FALSE	House	Semi_Detach	75	2586.67	2614.35	Freehold
2, Woodpecker Lane, Waltham, Grimsby DN37 0FR	DN37 0FR	DN37 0	10/01/2025	364950	366385	TRUE	House	Detached	140	2606.79	2617.04	Freehold
66, Danesfield Avenue, Waltham, Grimsby DN37 0QB	DN37 0QB	DN37 0	07/12/2023	220000	233722	FALSE	House	Semi_Detach	89	2471.91	2626.09	Freehold
4, Mushroom Lane, Brigsley, Grimsby DN37 0BJ	DN37 0BJ	DN37 0	15/03/2024	275000	291556	FALSE	House	Semi_Detach	111	2477.48	2626.63	Freehold
2, Goldfinch Grove, Waltham, Grimsby DN37 0FW	DN37 0FW	DN37 0	28/05/2025	312950	317932	TRUE	House	Detached	121	2586.36	2627.54	Freehold
44, Sunningdale, Waltham, Grimsby DN37 0UG	DN37 0UG	DN37 0	31/10/2025	213000	218127	FALSE	House	Detached	83	2566.27	2628.04	Freehold
31, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	24/07/2024	232500	241980	TRUE	House	Detached	92	2527.17	2630.22	Freehold
28, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	19/04/2024	377500	397348	TRUE	House	Detached	151	2500	2631.44	Freehold
Loxley House, Archer Road, Waltham, Grimsby DN37 0E	DN37 0EH	DN37 0	09/06/2022	350000	363900	FALSE	House	Detached	138	2536.23	2636.96	Freehold
2, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	11/08/2023	330000	334920	FALSE	House	Detached	127	2598.43	2637.17	Freehold
9, Danesfield Avenue, Waltham, Grimsby DN37 0PZ	DN37 0PZ	DN37 0	17/05/2023	192000	203145	FALSE	House	Semi_Detach	77	2493.51	2638.25	Freehold
8, Chestnut Road, Waltham, Grimsby DN37 0DP	DN37 0DP	DN37 0	27/11/2024	198000	203174	FALSE	Bungalow	Detached	77	2571.43	2638.62	Freehold
5, Lytham Drive, Waltham, Grimsby DN37 0DG	DN37 0DG	DN37 0	27/10/2022	190000	190000	FALSE	Bungalow	Detached	72	2638.89	2638.89	Freehold
29, Manor Drive, Waltham, Grimsby DN37 0NS	DN37 0NS	DN37 0	02/09/2022	295000	292991	FALSE	House	Detached	111	2657.66	2639.56	Freehold
44, Danesfield Avenue, Waltham, Grimsby DN37 0QE	DN37 0QE	DN37 0	08/06/2022	175000	184969	FALSE	House	Semi_Detach	70	2500	2642.41	Freehold
1, Hazel Court, Barnoldby Le Beck, Grimsby DN37 0ZG	DN37 0ZG	DN37 0	06/12/2024	350000	351722	FALSE	House	Detached	133	2631.58	2644.53	Freehold
18, Salisbury Drive, Waltham, Grimsby DN37 0BZ	DN37 0BZ	DN37 0	28/11/2024	210000	217104	FALSE	House	Semi_Detach	82	2560.98	2647.61	Freehold
15, Kestrel Drive, Waltham, Grimsby DN37 0FF	DN37 0FF	DN37 0	31/03/2025	369950	370676	TRUE	House	Detached	140	2642.5	2647.69	Freehold
19, Summerfield Avenue, Waltham, Grimsby DN37 0NQ	DN37 0NQ	DN37 0	28/03/2024	200000	212041	FALSE	House	Semi_Detach	80	2500	2650.51	Freehold
24, House Martin Avenue, Waltham, Grimsby DN37 0FL	DN37 0FL	DN37 0	30/10/2024	224950	233257	TRUE	House	Semi_Detach	88	2556.25	2650.65	Freehold
38, Brigsley Road, Waltham, Grimsby DN37 0JY	DN37 0JY	DN37 0	12/12/2025	465000	461385	FALSE	House	Detached	174	2672.41	2651.64	Freehold
6, Lindrick Walk, Waltham, Grimsby DN37 0UN	DN37 0UN	DN37 0	15/01/2024	187500	198991	FALSE	House	Semi_Detach	75	2500	2653.21	Freehold
5, Goldfinch Grove, Waltham, Grimsby DN37 0FW	DN37 0FW	DN37 0	12/06/2025	329950	342357	TRUE	House	Detached	129	2557.75	2653.93	Freehold
2, Woburn Close, Waltham, Grimsby DN37 0XH	DN37 0XH	DN37 0	23/09/2022	145000	145984	FALSE	House	Semi_Detach	55	2636.36	2654.25	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
37, Grimsby Road, Waltham, Grimsby DN37 0PS	DN37 0PS	DN37 0	05/11/2024	279950	289421	FALSE	House	Semi_Detach	109	2568.35	2655.24	Freehold
22, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	11/08/2023	332500	337458	TRUE	House	Detached	127	2618.11	2657.15	Freehold
2, Holly Mews, Waltham, Grimsby DN37 0GY	DN37 0GY	DN37 0	18/10/2024	310000	319063	FALSE	Bungalow	Detached	120	2583.33	2658.86	Freehold
1, Juniper Lane, Barnoldby Le Beck, Grimsby DN37 0ZB	DN37 0ZB	DN37 0	28/11/2022	295000	293849	TRUE	House	Detached	110	2681.82	2671.35	Freehold
42, Chestnut Road, Waltham, Grimsby DN37 0DJ	DN37 0DJ	DN37 0	13/11/2024	249950	256481	FALSE	Bungalow	Detached	96	2603.65	2671.68	Freehold
4, Geipel Close, Waltham, Grimsby DN37 0NY	DN37 0NY	DN37 0	08/06/2022	350000	363900	FALSE	House	Detached	136	2573.53	2675.74	Freehold
46, Danesfield Avenue, Waltham, Grimsby DN37 0QE	DN37 0QE	DN37 0	21/12/2022	200000	203725	FALSE	House	Semi_Detach	76	2631.58	2680.59	Freehold
16, Kestrel Drive, Waltham, Grimsby DN37 0FF	DN37 0FF	DN37 0	30/10/2024	364950	375619	TRUE	House	Detached	140	2606.79	2682.99	Freehold
1, Gunnerby Farm Cottage, Gunnerby Road, Hatcliffe, G	DN37 0SW	DN37 0	05/05/2023	175000	185158	FALSE	House	Semi_Detach	69	2536.23	2683.45	Freehold
1, Goldfinch Grove, Waltham, Grimsby DN37 0FW	DN37 0FW	DN37 0	27/06/2025	312950	324717	TRUE	House	Detached	121	2586.36	2683.61	Freehold
22, House Martin Avenue, Waltham, Grimsby DN37 0FL	DN37 0FL	DN37 0	25/10/2024	227952	236369	TRUE	House	Semi_Detach	88	2590.36	2686.01	Freehold
12, Barnoldby Road, Waltham, Grimsby DN37 0JP	DN37 0JP	DN37 0	27/10/2022	360000	360000	FALSE	House	Detached	134	2686.57	2686.57	Freehold
The Boundary, Barnoldby Road, Waltham, Grimsby DN3	DN37 0EB	DN37 0	05/02/2024	365000	384587	FALSE	House	Detached	143	2552.45	2689.42	Freehold
8, House Martin Avenue, Waltham, Grimsby DN37 0FL	DN37 0FL	DN37 0	31/05/2024	224950	236801	TRUE	House	Semi_Detach	88	2556.25	2690.92	Freehold
12, Coltsfoot Drive, Waltham, Grimsby DN37 0XL	DN37 0XL	DN37 0	24/01/2025	185000	185728	FALSE	House	Detached	69	2681.16	2691.71	Freehold
Kingsfield Pond, Main Road, Barnoldby Le Beck, Grimsb	DN37 0AU	DN37 0	31/03/2025	1750000	1755092	FALSE	House	Other	650	2692.31	2700.14	Freehold
2, Skinners Lane, Waltham, Grimsby DN37 0EW	DN37 0EW	DN37 0	16/12/2024	160000	162037	FALSE	Bungalow	Other	60	2666.67	2700.62	Freehold
24, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	28/07/2023	287500	297103	TRUE	House	Detached	110	2613.64	2700.94	Freehold
4, Honeysuckle Grove, Barnoldby Le Beck, Grimsby DN	DN37 0ZE	DN37 0	25/07/2023	287500	297103	TRUE	House	Detached	110	2613.64	2700.94	Freehold
13, Blackbird Close, Waltham, Grimsby DN37 0FX	DN37 0FX	DN37 0	25/04/2025	180000	181221	FALSE	House	Semi_Detach	67	2686.57	2704.79	Freehold
1, The Green, Waltham, Grimsby DN37 0FH	DN37 0FH	DN37 0	16/02/2022	356000	384224	FALSE	House	Detached	142	2507.04	2705.8	Freehold
5, Chestnut Close, Waltham, Grimsby DN37 0ED	DN37 0ED	DN37 0	18/11/2022	206500	205694	FALSE	Bungalow	Detached	76	2717.11	2706.5	Freehold
The Rectory, Post Office Lane, Ashby Cum Fenby, Grim	DN37 0QS	DN37 0	18/10/2022	452000	452000	FALSE	House	Detached	167	2706.59	2706.59	Freehold
6, House Martin Avenue, Waltham, Grimsby DN37 0FL	DN37 0FL	DN37 0	11/04/2024	224950	238737	TRUE	House	Semi_Detach	88	2556.25	2712.92	Freehold
29, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	06/11/2024	241500	249670	TRUE	House	Semi_Detach	92	2625	2713.8	Freehold
1, Swallow Place, Waltham, Grimsby DN37 0FT	DN37 0FT	DN37 0	29/09/2025	459950	483137	TRUE	House	Detached	178	2583.99	2714.25	Freehold
Ashmead Cottage, Chapel Lane, Ashby Cum Fenby, Gri	DN37 0QT	DN37 0	20/09/2024	425000	440533	FALSE	House	Detached	162	2623.46	2719.34	Freehold
1, Maple Court, Barnoldby Le Beck, Grimsby DN37 0ZF	DN37 0ZF	DN37 0	30/08/2024	290000	299686	TRUE	House	Detached	110	2636.36	2724.42	Freehold
29, Kestrel Drive, Waltham, Grimsby DN37 0FF	DN37 0FF	DN37 0	31/07/2025	349950	373353	TRUE	House	Detached	137	2554.38	2725.2	Freehold
25, Kestrel Drive, Waltham, Grimsby DN37 0FF	DN37 0FF	DN37 0	28/07/2025	349950	373353	TRUE	House	Detached	137	2554.38	2725.2	Freehold
4, Coral Drive, Waltham, Grimsby DN37 0YD	DN37 0YD	DN37 0	26/02/2024	215000	229348	FALSE	House	Semi_Detach	84	2559.52	2730.33	Freehold
9, Barnoldby Road, Waltham, Grimsby DN37 0JR	DN37 0JR	DN37 0	25/11/2022	227000	230100	FALSE	House	Semi_Detach	84	2702.38	2739.29	Freehold
3, House Martin Avenue, Waltham, Grimsby DN37 0FL	DN37 0FL	DN37 0	14/12/2023	237452	252262	TRUE	House	Semi_Detach	92	2581	2741.98	Freehold
4, Drury Close, Waltham, Grimsby DN37 0XP	DN37 0XP	DN37 0	14/07/2025	211000	225111	FALSE	Bungalow	Detached	82	2573.17	2745.26	Freehold
18, Coltsfoot Drive, Waltham, Grimsby DN37 0XL	DN37 0XL	DN37 0	19/07/2023	295000	304853	FALSE	House	Detached	111	2657.66	2746.42	Freehold
12, Alderley Edge, Waltham, Grimsby DN37 0UR	DN37 0UR	DN37 0	31/03/2023	260000	283166	FALSE	House	Semi_Detach	103	2524.27	2749.18	Freehold
4, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	31/10/2025	395000	404509	FALSE	House	Detached	147	2687.07	2751.76	Freehold
16, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	24/03/2023	380000	404567	TRUE	House	Detached	147	2585.03	2752.16	Freehold
2, Station Road, Waltham, Grimsby DN37 0PP	DN37 0PP	DN37 0	27/06/2025	435000	451357	FALSE	House	Detached	164	2652.44	2752.18	Freehold
5, Church Close, Waltham, Grimsby DN37 0PQ	DN37 0PQ	DN37 0	22/10/2025	175000	179213	FALSE	Bungalow	Detached	65	2692.31	2757.12	Freehold
3, Holly Mews, Waltham, Grimsby DN37 0GY	DN37 0GY	DN37 0	27/02/2024	310000	326636	FALSE	Bungalow	Detached	118	2627.12	2768.1	Freehold
14, Woodland Way, Waltham, Grimsby DN37 0FD	DN37 0FD	DN37 0	04/02/2022	395000	426316	FALSE	Bungalow	Detached	154	2564.94	2768.29	Freehold
30, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	17/11/2023	342500	351803	TRUE	House	Detached	127	2696.85	2770.1	Freehold
The Grange, Barnoldby Le Beck, Grimsby DN37 0AS	DN37 0AS	DN37 0	28/10/2022	755000	755000	FALSE	House	Detached	272	2775.74	2775.74	Freehold
23, Kestrel Drive, Waltham, Grimsby DN37 0FF	DN37 0FF	DN37 0	25/07/2025	379950	405359	TRUE	House	Detached	146	2602.4	2776.43	Freehold
3, Chestnut Road, Waltham, Grimsby DN37 0DF	DN37 0DF	DN37 0	06/10/2025	255000	261138	FALSE	Bungalow	Detached	94	2712.77	2778.06	Freehold
9, Muirfield, Waltham, Grimsby DN37 0XB	DN37 0XB	DN37 0	03/11/2022	235000	234083	FALSE	Bungalow	Detached	84	2797.62	2786.7	Freehold
18, House Martin Avenue, Waltham, Grimsby DN37 0FL	DN37 0FL	DN37 0	30/08/2024	175000	181281	TRUE	Bungalow	Semi_Detach	65	2692.31	2788.94	Freehold
19, New Road, Waltham, Grimsby DN37 0EN	DN37 0EN	DN37 0	08/12/2022	172500	175876	FALSE	House	Terraced	63	2738.1	2791.68	Freehold
17, Kestrel Drive, Waltham, Grimsby DN37 0FF	DN37 0FF	DN37 0	27/06/2025	349950	363109	TRUE	House	Detached	130	2691.92	2793.15	Freehold
50, High Street, Waltham, Grimsby DN37 0PL	DN37 0PL	DN37 0	29/10/2025	410000	419870	FALSE	House	Detached	150	2733.33	2799.13	Freehold
Mickling Barf, Barton Street, Hatcliffe, Grimsby DN37 0S	DN37 0SG	DN37 0	20/12/2022	655000	655642	FALSE	Bungalow	Detached	234	2799.15	2801.89	Freehold
4, Kemeshame Court, Waltham, Grimsby DN37 0PB	DN37 0PB	DN37 0	29/11/2024	440000	451497	FALSE	House	Detached	161	2732.92	2804.33	Freehold
3, Honeysuckle Grove, Barnoldby Le Beck, Grimsby DN	DN37 0ZE	DN37 0	08/12/2023	295000	308601	TRUE	House	Detached	110	2681.82	2805.46	Freehold
5, Neville Turner Way, Waltham, Grimsby DN37 0YJ	DN37 0YJ	DN37 0	15/07/2022	345000	348068	FALSE	House	Detached	124	2782.26	2807	Freehold
32, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	15/03/2024	295000	309235	TRUE	House	Detached	110	2681.82	2811.23	Freehold
1c, Brigsley Road, Waltham, Grimsby DN37 0JX	DN37 0JX	DN37 0	07/01/2022	230000	256321	FALSE	House	Terraced	91	2527.47	2816.71	Freehold
19, Grove Lane, Waltham, Grimsby DN37 0HD	DN37 0HD	DN37 0	17/06/2022	277500	288521	FALSE	House	Detached	102	2720.59	2828.64	Freehold
The Sycamores, Chapel Lane, Ashby Cum Fenby, Grims	DN37 0QT	DN37 0	10/07/2025	415000	442753	FALSE	Bungalow	Detached	156	2660.26	2838.16	Freehold
1, Farm Cottage, Main Road, Barnoldby Le Beck, Grims	DN37 0BG	DN37 0	16/04/2025	237050	238658	FALSE	House	Semi_Detach	84	2822.02	2841.17	Freehold
Hill Crest House, Main Road, Barnoldby Le Beck, Grims	DN37 0BG	DN37 0	25/07/2023	457500	472781	FALSE	House	Detached	166	2756.02	2848.08	Freehold
1, Church Close, Waltham, Grimsby DN37 0PQ	DN37 0PQ	DN37 0	14/04/2022	175000	188277	FALSE	Bungalow	Detached	66	2651.52	2852.68	Freehold
6, Muirfield, Waltham, Grimsby DN37 0XB	DN37 0XB	DN37 0	30/09/2022	249950	248248	FALSE	Bungalow	Detached	87	2872.99	2853.43	Freehold
23, Elsham Drive, Waltham, Grimsby DN37 0DQ	DN37 0DQ	DN37 0	01/08/2025	175000	185536	FALSE	Bungalow	Semi_Detach	65	2692.31	2854.4	Freehold
6, Brook Lane, Waltham, Grimsby DN37 0LD	DN37 0LD	DN37 0	29/07/2022	545000	549847	FALSE	House	Detached	191	2853.4	2878.78	Freehold
67, Chestnut Road, Waltham, Grimsby DN37 0DL	DN37 0DL	DN37 0	17/06/2022	179950	190201	FALSE	Bungalow	Semi_Detach	66	2726.52	2881.83	Freehold
20, House Martin Avenue, Waltham, Grimsby DN37 0FL	DN37 0FL	DN37 0	13/09/2024	179950	187343	TRUE	Bungalow	Semi_Detach	65	2768.46	2882.2	Freehold
Highfield, Grove Lane, Waltham, Grimsby DN37 0HD	DN37 0HD	DN37 0	12/11/2024	850000	872211	FALSE	House	Detached	302	2814.57	2888.12	Freehold
Mount Pleasant Farm, Archer Road, Waltham, Grimsby	DN37 0EH	DN37 0	14/11/2025	510000	512510	FALSE	House	Detached	177	2881.36	2895.54	Freehold
7, Home Paddock, Waltham, Grimsby DN37 0JH	DN37 0JH	DN37 0	09/07/2024	410000	426718	FALSE	Bungalow	Detached	147	2789.12	2902.84	Freehold
17, Rosedale, Waltham, Grimsby DN37 0UJ	DN37 0UJ	DN37 0	09/02/2022	145000	159931	FALSE	House	Semi_Detach	55	2636.36	2907.84	Freehold
19, Rosedale, Waltham, Grimsby DN37 0UJ	DN37 0UJ	DN37 0	20/09/2022	165000	166119	FALSE	House	Semi_Detach	57	2894.74	2914.37	Freehold
Barna House, Church Lane, Bradley, Grimsby DN37 0AE	DN37 0AE	DN37 0	27/10/2025	450000	460832	FALSE	House	Detached	158	2848.1	2916.66	Freehold
68, Mill View, Waltham, Grimsby DN37 0HG	DN37 0HG	DN37 0	11/03/2022	201500	215878	FALSE	Bungalow	Detached	74	2722.97	2917.27	Freehold
15, Laburnum Avenue, Waltham, Grimsby DN37 0JT	DN37 0JT	DN37 0	25/07/2025	290000	312238	FALSE	House	Semi_Detach	107	2710.28	2918.11	Freehold
11a, Golf Course Lane, Waltham, Grimsby DN37 0JN	DN37 0JN	DN37 0	29/06/2022	490000	509460	FALSE	House	Detached	174	2816.09	2927.93	Freehold
3, Carnoustie, Waltham, Grimsby DN37 0EJ	DN37 0EJ	DN37 0	07/09/2022	230000	228434	FALSE	House	Detached	78	2948.72	2928.64	Freehold
91, Grimsby Road, Waltham, Grimsby DN37 0PT	DN37 0PT	DN37 0	10/10/2024	289950	300657	FALSE	House	Semi_Detach	102	2842.65	2947.62	Freehold
Elmley, Main Road, Hatcliffe, Grimsby DN37 0SL	DN37 0SL	DN37 0	06/05/2022	455000	481404	FALSE	Bungalow	Detached	163	2791.41	2953.4	Freehold
19, Kestrel Drive, Waltham, Grimsby DN37 0FF	DN37 0FF	DN37 0	08/07/2025	359950	384022	TRUE	House	Detached	130	2768.85	2954.02	Freehold
109, Barnoldby Road, Waltham, Grimsby DN37 0DR	DN37 0DR	DN37 0	10/02/2025	218000	219289	FALSE	Bungalow	Detached	74	2945.95	2963.36	Freehold
Lancaster House, Cheapside, Waltham, Grimsby DN37	DN37 0HT	DN37 0	08/09/2022	457500	454385	FALSE	House	Detached	153	2990.2	2969.84	Freehold
Windsor, Waltham Road, Barnoldby Le Beck, Grimsby D	DN37 0DS	DN37 0	03/10/2025	445000	455712	FALSE	House	Detached	153	2908.5	2978.51	Freehold
35, Chadwell Springs, Waltham, Grimsby DN37 0UU	DN37 0UU	DN37 0	25/03/2022	195000	208914	FALSE	Bungalow	Detached	70	2785.71	2984.49	Freehold
40, Sterling Crescent, Waltham, Grimsby DN37 0DN	DN37 0DN	DN37 0	10/06/2022	227500	236535	FALSE	Bungalow	Detached	79	2879.75	2994.11	Freehold
22, Chestnut Road, Waltham, Grimsby DN37 0DH	DN37 0DH	DN37 0	28/02/2025	225000	226330	FALSE	Bungalow	Detached	75	3000	3017.73	Freehold
27, Mill View, Waltham, Grimsby DN37 0HQ	DN37 0HQ	DN37 0	20/10/2025	185000	190500	FALSE	Bungalow	Semi_Detach	63	2936.51	3023.81	Freehold
Parklands, Chapel Lane, Ashby Cum Fenby, Grimsby DI	DN37 0QT	DN37 0	25/07/2025	455000	485428	FALSE	House	Detached	160	2843.75	3033.93	Freehold
2, Cardinal Court, Waltham, Grimsby DN37 0YE	DN37 0YE	DN37 0	22/08/2022	150000	151901	FALSE	House	Semi_Detach	50	3000	3038.02	Freehold
1, Honeysuckle Grove, Barnoldby Le Beck, Grimsby DN	DN37 0ZE	DN37 0	01/12/2023	375000	392290	TRUE	House	Detached	127	2952.76	3088.9	Freehold
53, Bradley Road, Barnoldby Le Beck, Grimsby DN37 0\	DN37 0YW	DN37 0	10/05/2024	355000	370988	TRUE	Bungalow	Detached	120	2958.33	3091.57	Freehold
76, Brigsley Road, Waltham, Grimsby DN37 0LA	DN37 0LA	DN37 0	15/10/2024	360000	370524	FALSE	House	Detached	119	3025.21	3113.65	Freehold
21, Ings Lane, Waltham, Grimsby DN37 0EX	DN37 0EX	DN37 0	15/06/2022	490000	509460	FALSE	House	Detached	163	3006.13	3125.52	Freehold
Maple Grove, Waithe Lane, Brigsley, Grimsby DN37 0R	DN37 0RJ	DN37 0	02/12/2025	750000	744169	FALSE	House	Detached	237	3164.56	3139.95	Freehold
Fern Lea, Waltham Road, Brigsley, Grimsby DN37 0RQ	DN37 0RQ	DN37 0	24/03/2025	234000	235816	FALSE	House	Semi_Detach	75	3120	3144.21	Freehold
21, Wheatfield Drive, Waltham, Grimsby DN37 0XT	DN37 0XT	DN37 0	14/04/2023	212500	222070	FALSE	Bungalow	Detached	70	3035.71	3172.43	Freehold
62, Brigsley Road, Waltham, Grimsby DN37 0LA	DN37 0LA	DN37 0	06/07/2022	365000	368246	FALSE	Bungalow	Detached	116	3146.55	3174.53	Freehold
15, Chestnut Road, Waltham, Grimsby DN37 0DF	DN37 0DF	DN37 0	15/07/2022	230000	232045	FALSE	Bungalow	Detached	73	3150.68	3178.7	Freehold
White Gables, Chapel Lane, Barnoldby Le Beck, Grimsb	DN37 0BD	DN37 0	23/02/2024	415000	437270	FALSE	House	Detached	137	3029.2	3191.75	Freehold
17, Westfield Road, Waltham, Grimsby DN37 0DU	DN37 0DU	DN37 0	30/11/2023	149950	156424	FALSE	Bungalow	Semi_Detach	49	3060.2	3192.33	Freehold
26, Sterling Crescent, Waltham, Grimsby DN37 0DN	DN37 0DN	DN37 0	17/06/2022	218000	226658	FALSE	Bungalow	Detached	71	3070.42	3192.37	Freehold
Council Farm, Bradley Road, Bradley, Grimsby DN37 0A	DN37 0AA	DN37 0	25/04/2024	330000	347351	FALSE	House	Detached	108	3055.56	3216.21	Freehold
2, Ings Lane, Waltham, Grimsby DN37 0JG	DN37 0JG	DN37 0	20/05/2024	490000	512068	FALSE	House	Detached	159	3081.76	3220.55	Freehold
Holly Cottage, Church Lane, Bradley, Grimsby DN37 0A	DN37 0AE	DN37 0	16/01/2026	240000	238394	FALSE	Bungalow	Semi_Detach	74	3243.24	3221.54	Freehold
4, Sterling Crescent, Waltham, Grimsby DN37 0DN	DN37 0DN	DN37 0	08/04/2022	210000	225933	FALSE	Bungalow	Detached	70	3000	3227.61	Freehold
10, Mill Close, Waltham, Grimsby DN37 0HH	DN37 0HH	DN37 0	24/11/2023	265000	272198	FALSE	Bungalow	Detached	84	3154.76	3240.45	Freehold
38, Ings Lane, Waltham, Grimsby DN37 0HB	DN37 0HB	DN37 0	05/06/2024	1250000	1307633	FALSE	House	Detached	403	3101.74	3244.75	Freehold
36, Bradley Road, Waltham, Grimsby DN37 0UZ	DN37 0UZ	DN37 0	17/07/2025	235000	250716	FALSE	Bungalow	Detached	77	3051.95	3256.05	Freehold
16, Church Lane, Waltham, Grimsby DN37 0ES	DN37 0ES	DN37 0	28/02/2022	450000	485677	FALSE	House	Detached	149	3020.13	3259.58	Freehold
29, Bradley Road, Barnoldby Le Beck, Grimsby DN37 0\	DN37 0YW	DN37 0	20/01/2026	243000	241374	FALSE	Bungalow	Semi_Detach	74	3283.78	3261.81	Freehold
5, Geipel Close, Waltham, Grimsby DN37 0NY	DN37 0NY	DN37 0	20/11/2024	220000	225749	FALSE	Bungalow	Detached	69	3188.41	3271.72	Freehold
2, Drury Close, Waltham, Grimsby DN37 0XP	DN37 0XP	DN37 0	08/07/2025	323000	344601	FALSE	House	Detached	105	3076.19	3281.91	Freehold
57, Ings Lane, Waltham, Grimsby DN37 0EY	DN37 0EY	DN37 0	27/07/2022	495000	499402	FALSE	House	Detached	152	3256.58	3285.54	Freehold
14, The Green, Waltham, Grimsby DN37 0FH	DN37 0FH	DN37 0	14/04/2022	297500	326402	TRUE	House	Semi_Detach	99	3005.05	3296.99	Freehold
16, Chestnut Road, Waltham, Grimsby DN37 0DH	DN37 0DH	DN37 0	16/12/2024	225000	228519	FALSE	Bungalow	Semi_Detach	69	3260.87	3311.87	Freehold
115, Barnoldby Road, Waltham, Grimsby DN37 0DR	DN37 0DR	DN37 0	04/08/2025	245000	258414	FALSE	Bungalow	Detached	77	3181.82	3356.03	Freehold
29, Church Lane, Waltham, Grimsby DN37 0ES	DN37 0ES	DN37 0	27/05/2025	288000	295684	FALSE	House	Semi_Detach	88	3272.73	3360.05	Freehold
8, Eagle Drive, Waltham, Grimsby DN37 0FJ	DN37 0FJ	DN37 0	12/08/2022	425000	425417	FALSE	Bungalow	Detached	126	3373.02	3376.33	Freehold
17, Chestnut Road, Waltham, Grimsby DN37 0DF	DN37 0DF	DN37 0	16/04/2025	234000	233314	FALSE	Bungalow	Detached	69	3391.3	3381.36	Freehold
61, Mill View, Waltham, Grimsby DN37 0HG	DN37 0HG	DN37 0	12/08/2022	475000	475466	FALSE	Bungalow	Detached	140	3392.86	3396.19	Freehold
Swallows Retreat, 4b, Kingsfield Farm, Barnoldby Le Be	DN37 0SB	DN37 0	18/12/2024	635000	638125	FALSE	House	Detached	186	3413.98	3430.78	Freehold
9, Woodland Way, Waltham, Grimsby DN37 0FD	DN37 0FD	DN37 0	28/09/2023	525000	532299	FALSE	Bungalow	Detached	154	3409.09	3456.49	Freehold
Humber View, Barton Street, Ashby Cum Fenby, Grimsb	DN37 0RU	DN37 0	06/12/2024	390000	391919	FALSE	Bungalow	Detached	113	3451.33	3468.31	Freehold
20, Brigsley Road, Waltham, Grimsby DN37 0JY	DN37 0JY	DN37 0	17/10/2025	350000	358425	FALSE	Bungalow	Detached	103	3398.06	3479.85	Freehold
6, Green Acres, Waltham, Grimsby DN37 0QG	DN37 0QG	DN37 0	24/11/2025	400000	401969	FALSE	Bungalow	Detached	115	3478.26	3495.38	Freehold
5, Camargue Avenue, Waltham, Grimsby DN37 0PA	DN37 0PA	DN37 0	14/04/2022	350000	376554	FALSE	Bungalow	Detached	107	3271.03	3519.2	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
5, Cardinal Court, Waltham, Grimsby DN37 0YE	DN37 0YE	DN37 0	08/08/2025	153000	162211	FALSE	House	Semi_Detach	46	3326.09	3526.33	Freehold
4, Camargue Avenue, Waltham, Grimsby DN37 0PA	DN37 0PA	DN37 0	04/09/2025	440000	462181	FALSE	Bungalow	Detached	131	3358.78	3528.1	Freehold
4, Markham Mews, Waltham, Grimsby DN37 0PD	DN37 0PD	DN37 0	31/01/2025	265000	266042	FALSE	Bungalow	Detached	75	3533.33	3547.23	Freehold
5, Shears Court, Waltham, Grimsby DN37 0PF	DN37 0PF	DN37 0	19/08/2025	378000	398696	FALSE	Bungalow	Detached	112	3375	3559.79	Freehold
10, Skinners Lane, Waltham, Grimsby DN37 0EW	DN37 0EW	DN37 0	19/05/2022	185050	195789	FALSE	Bungalow	Detached	55	3364.55	3559.8	Freehold
23, Sterling Crescent, Waltham, Grimsby DN37 0DW	DN37 0DW	DN37 0	31/03/2022	240000	257125	FALSE	Bungalow	Detached	72	3333.33	3571.18	Freehold
103, Woodhall Drive, Waltham, Grimsby DN37 0UX	DN37 0UX	DN37 0	25/09/2024	225000	234243	FALSE	Bungalow	Semi_Detach	65	3461.54	3603.74	Freehold
28, Skinners Lane, Waltham, Grimsby DN37 0EU	DN37 0EU	DN37 0	10/06/2025	230000	238648	FALSE	Bungalow	Detached	66	3484.85	3615.88	Freehold
12, Ashbourne, Waltham, Grimsby DN37 0UL	DN37 0UL	DN37 0	28/03/2025	215000	216668	FALSE	House	Semi_Detach	59	3644.07	3672.34	Freehold
13, Camargue Avenue, Waltham, Grimsby DN37 0PA	DN37 0PA	DN37 0	03/11/2023	365000	374914	FALSE	Bungalow	Detached	102	3578.43	3675.63	Freehold
80, Brigsley Road, Waltham, Grimsby DN37 0LA	DN37 0LA	DN37 0	28/03/2025	335000	335658	FALSE	House	Detached	91	3681.32	3688.55	Freehold
10, Camargue Avenue, Waltham, Grimsby DN37 0PA	DN37 0PA	DN37 0	06/12/2024	335000	336649	FALSE	Bungalow	Detached	90	3722.22	3740.54	Freehold
3, Mill Close, Waltham, Grimsby DN37 0HH	DN37 0HH	DN37 0	16/08/2024	247000	255250	FALSE	Bungalow	Detached	68	3632.35	3753.68	Freehold
2, Geipel Close, Waltham, Grimsby DN37 0NY	DN37 0NY	DN37 0	28/03/2023	262500	279471	FALSE	Bungalow	Detached	74	3547.3	3776.64	Freehold
Leabrooks, Skinners Lane, Waltham, Grimsby DN37 0E	DN37 0EU	DN37 0	26/07/2024	236000	245623	FALSE	Bungalow	Detached	65	3630.77	3778.82	Freehold
Grove Nurseries, Grove Lane, Waltham, Grimsby DN37	DN37 0HD	DN37 0	24/02/2023	442500	465286	FALSE	House	Detached	120	3687.5	3877.38	Freehold
2, Post Office Lane, Ashby Cum Fenby, Grimsby DN37 (	DN37 0QS	DN37 0	15/03/2024	591000	619518	FALSE	House	Detached	154	3837.66	4022.84	Freehold
7, Cardinal Court, Waltham, Grimsby DN37 0YE	DN37 0YE	DN37 0	10/07/2025	209000	222977	FALSE	Bungalow	Detached	54	3870.37	4129.2	Freehold
18, Aspen Drive, Barnoldby Le Beck, Grimsby DN37 0ZA	DN37 0ZA	DN37 0	21/04/2023	375000	391888	TRUE	House	Detached	92	4076.09	4259.65	Freehold
The Beeches, Ashby Lane, Ashby Cum Fenby, Grimsby	DN37 0RT	DN37 0	08/09/2025	402000	422265	FALSE	Bungalow	Detached	99	4060.61	4265.3	Freehold
		DN37 0 Average							119.762172	2403.63981	2484.70813	
1, Marshall Close, Laceby, Grimsby DN37 7FG	DN37 7FG	DN37 7	08/12/2023	250000	261527	FALSE	House	Detached	124	2016.13	2109.09	Freehold
19, Charles Avenue, Laceby, Grimsby DN37 7EZ	DN37 7EZ	DN37 7	05/02/2026	206000	202876	FALSE	House	Semi_Detach	96	2145.83	2113.29	Freehold
Willow View, Grimsby Road, Laceby, Grimsby DN37 7DU	DN37 7DU	DN37 7	12/05/2022	169300	182472	FALSE	House	Semi_Detach	86	1968.6	2121.77	Freehold
3, Hawerby Road, Laceby, Grimsby DN37 7AZ	DN37 7AZ	DN37 7	21/10/2022	169750	172574	FALSE	House	Semi_Detach	81	2095.68	2130.54	Freehold
16, Chatsworth Close, Laceby, Grimsby DN37 7BF	DN37 7BF	DN37 7	13/02/2026	300000	294803	FALSE	House	Detached	138	2173.91	2136.25	Freehold
5, Willow Close, Laceby, Grimsby DN37 7SW	DN37 7SW	DN37 7	17/02/2025	258500	260028	FALSE	House	Detached	121	2136.36	2148.99	Freehold
7, Whitgift Close, Laceby, Grimsby DN37 7DQ	DN37 7DQ	DN37 7	14/02/2025	195000	198632	FALSE	House	Semi_Detach	92	2119.57	2159.04	Freehold
33, Seed Close Lane, Laceby, Grimsby DN37 7AE	DN37 7AE	DN37 7	20/09/2022	147000	147709	FALSE	House	Terraced	68	2161.76	2172.19	Freehold
3b, Butt Lane, Laceby, Grimsby DN37 7BB	DN37 7BB	DN37 7	20/03/2023	158000	174218	FALSE	Bungalow	Terraced	80	1975	2177.72	Freehold
32, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	29/04/2022	295995	318452	TRUE	House	Detached	146	2027.36	2181.18	Freehold
28, Marigold Court, Laceby, Grimsby DN37 7FA	DN37 7FA	DN37 7	21/09/2023	191099	196781	TRUE	House	Semi_Detach	90	2123.32	2186.46	Freehold
38, Marigold Court, Laceby, Grimsby DN37 7FA	DN37 7FA	DN37 7	21/09/2023	182721	188154	TRUE	House	Semi_Detach	86	2124.66	2187.84	Freehold
15, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	30/11/2022	195500	194737	TRUE	House	Detached	89	2196.63	2188.06	Freehold
5, Marigold Court, Laceby, Grimsby DN37 7FA	DN37 7FA	DN37 7	21/09/2023	213740	216712	TRUE	House	Detached	99	2158.99	2189.01	Freehold
36, Marigold Court, Laceby, Grimsby DN37 7FA	DN37 7FA	DN37 7	21/09/2023	182873	188310	TRUE	House	Semi_Detach	86	2126.43	2189.65	Freehold
30, Harneis Crescent, Laceby, Grimsby DN37 7BA	DN37 7BA	DN37 7	22/03/2024	305000	319718	FALSE	Bungalow	Detached	146	2089.04	2189.85	Freehold
1f, Blyth Way, Laceby, Grimsby DN37 7FD	DN37 7FD	DN37 7	26/04/2024	300000	315773	TRUE	House	Detached	144	2083.33	2192.87	Freehold
56, Butt Lane, Laceby, Grimsby DN37 7AH	DN37 7AH	DN37 7	11/12/2023	190000	201851	FALSE	House	Semi_Detach	92	2065.22	2194.03	Freehold
16, Whitgift Close, Laceby, Grimsby DN37 7DQ	DN37 7DQ	DN37 7	25/10/2024	155000	160724	FALSE	Bungalow	Semi_Detach	73	2123.29	2201.7	Freehold
5, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	29/07/2022	177500	181340	TRUE	House	Semi_Detach	82	2164.63	2211.46	Freehold
3, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	29/07/2022	177500	181340	TRUE	House	Semi_Detach	82	2164.63	2211.46	Freehold
57, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	28/04/2023	252000	263349	TRUE	House	Detached	119	2117.65	2213.02	Freehold
3, Collinson Court, Phillips Lane, Laceby, Grimsby DN37	DN37 7BL	DN37 7	10/11/2023	88000	91799	FALSE	Bungalow	Semi_Detach	41	2146.34	2239	Freehold
50, Cemetery Road, Laceby, Grimsby DN37 7ER	DN37 7ER	DN37 7	17/06/2022	136000	143748	FALSE	House	Semi_Detach	64	2125	2246.06	Freehold
9, Mulberry Lane, Laceby, Grimsby DN37 7BZ	DN37 7BZ	DN37 7	25/10/2024	178000	184573	FALSE	House	Semi_Detach	82	2170.73	2250.89	Freehold
7, Marigold Court, Laceby, Grimsby DN37 7FA	DN37 7FA	DN37 7	13/12/2023	213299	223133	TRUE	House	Detached	99	2154.54	2253.87	Freehold
2, Stanford Close, Laceby, Grimsby DN37 7AG	DN37 7AG	DN37 7	05/06/2023	200000	207800	FALSE	Bungalow	Semi_Detach	92	2173.91	2258.7	Freehold
3, Parker Close, Laceby, Grimsby DN37 7FF	DN37 7FF	DN37 7	21/01/2026	270000	267122	FALSE	House	Detached	118	2288.14	2263.75	Freehold
1b, Blyth Way, Laceby, Grimsby DN37 7FD	DN37 7FD	DN37 7	23/05/2023	320000	331359	TRUE	House	Detached	146	2191.78	2269.58	Freehold
40, Marigold Court, Laceby, Grimsby DN37 7FA	DN37 7FA	DN37 7	21/09/2023	199373	202145	TRUE	House	Detached	89	2240.15	2271.29	Freehold
13, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	30/09/2022	203995	205379	TRUE	House	Semi_Detach	90	2266.61	2281.99	Freehold
17, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	11/11/2022	226995	226109	TRUE	House	Detached	99	2292.88	2283.93	Freehold
52, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	28/10/2022	193995	197222	TRUE	House	Semi_Detach	86	2255.76	2293.28	Freehold
16, Longmeadows Drive, Laceby, Grimsby DN37 7AQ	DN37 7AQ	DN37 7	18/12/2024	208000	211253	FALSE	House	Semi_Detach	92	2260.87	2296.23	Freehold
2d, Blyth Way, Laceby, Grimsby DN37 7FD	DN37 7FD	DN37 7	22/03/2024	320000	335441	TRUE	House	Detached	146	2191.78	2297.54	Freehold
7, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	01/09/2022	282500	280576	TRUE	House	Detached	122	2315.57	2299.8	Freehold
54, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	21/10/2022	194995	198239	TRUE	House	Semi_Detach	86	2267.38	2305.1	Freehold
26, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	28/02/2022	192500	207762	TRUE	House	Detached	90	2138.89	2308.47	Freehold
3, Grange Avenue, Laceby, Grimsby DN37 7DG	DN37 7DG	DN37 7	29/08/2025	159000	168572	FALSE	Bungalow	Semi_Detach	73	2178.08	2309.21	Freehold
29, Cooper Lane, Laceby, Grimsby DN37 7AY	DN37 7AY	DN37 7	18/10/2023	253000	260007	FALSE	House	Semi_Detach	112	2258.93	2321.49	Freehold
4, Parker Close, Laceby, Grimsby DN37 7FF	DN37 7FF	DN37 7	06/09/2024	260000	269503	FALSE	House	Detached	116	2241.38	2323.3	Freehold
20, Blyth Way, Laceby, Grimsby DN37 7FD	DN37 7FD	DN37 7	05/07/2024	210000	218563	FALSE	House	Detached	94	2234.04	2325.14	Freehold
Robinwood, Aylesby, Grimsby DN37 7AW	DN37 7AW	DN37 7	18/01/2023	465000	474765	FALSE	House	Detached	204	2279.41	2327.28	Freehold
38, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	29/04/2022	182500	200230	TRUE	House	Semi_Detach	86	2122.09	2328.26	Freehold
24, Keith Crescent, Laceby, Grimsby DN37 7HQ	DN37 7HQ	DN37 7	25/09/2025	161000	169999	FALSE	Bungalow	Semi_Detach	73	2205.48	2328.75	Freehold
9, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	31/08/2023	280000	284175	TRUE	House	Detached	122	2295.08	2329.3	Freehold
23, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	21/10/2022	230995	230995	TRUE	House	Detached	99	2333.28	2333.28	Freehold
2g, Blyth Way, Laceby, Grimsby DN37 7FD	DN37 7FD	DN37 7	07/09/2023	335995	340666	TRUE	House	Detached	146	2301.34	2333.33	Freehold
4, Lauridson Close, Laceby, Grimsby DN37 7FH	DN37 7FH	DN37 7	14/02/2025	232000	233371	FALSE	House	Detached	100	2320	2333.71	Freehold
1a, Blyth Way, Laceby, Grimsby DN37 7FD	DN37 7FD	DN37 7	31/05/2023	270000	279584	TRUE	House	Detached	119	2268.91	2349.45	Freehold
3, Lauridson Close, Laceby, Grimsby DN37 7FH	DN37 7FH	DN37 7	08/09/2023	255000	258545	FALSE	House	Detached	110	2318.18	2350.41	Freehold
36, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	27/11/2025	200000	202140	FALSE	House	Semi_Detach	86	2325.58	2350.47	Freehold
15, Apple Tree Lane, Laceby, Grimsby DN37 7EJ	DN37 7EJ	DN37 7	18/12/2025	193000	192814	FALSE	House	Semi_Detach	82	2353.66	2351.39	Freehold
58, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	02/12/2022	189500	193030	TRUE	House	Semi_Detach	82	2310.98	2354.02	Freehold
56, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	02/12/2022	189500	193030	TRUE	House	Semi_Detach	82	2310.98	2354.02	Freehold
7, Walnut Lane, Laceby, Grimsby DN37 7BY	DN37 7BY	DN37 7	16/12/2025	289950	289671	FALSE	House	Semi_Detach	123	2357.32	2355.05	Freehold
5, Lealand Close, Laceby, Grimsby DN37 7FJ	DN37 7FJ	DN37 7	09/05/2024	280000	292610	FALSE	House	Detached	124	2258.06	2359.76	Freehold
9, Longmeadows Drive, Laceby, Grimsby DN37 7AQ	DN37 7AQ	DN37 7	12/02/2026	305000	299716	FALSE	House	Detached	127	2401.57	2359.97	Freehold
50, Charles Avenue, Laceby, Grimsby DN37 7HA	DN37 7HA	DN37 7	31/10/2022	169950	172777	FALSE	House	Semi_Detach	73	2328.08	2366.81	Freehold
3c, Butt Lane, Laceby, Grimsby DN37 7BB	DN37 7BB	DN37 7	10/09/2025	135000	142235	FALSE	Bungalow	Terraced	60	2250	2370.58	Freehold
15, Kenmar Road, Laceby, Grimsby DN37 7HJ	DN37 7HJ	DN37 7	19/09/2025	155000	163664	FALSE	Bungalow	Semi_Detach	69	2246.38	2371.94	Freehold
24, Yews Lane, Laceby, Grimsby DN37 7SU	DN37 7SU	DN37 7	26/03/2025	325000	325638	FALSE	House	Detached	137	2372.26	2376.92	Freehold
4, Maple Walk, Laceby, Grimsby DN37 7DN	DN37 7DN	DN37 7	08/09/2023	219950	226490	FALSE	House	Semi_Detach	95	2315.26	2384.11	Freehold
8, Burley Close, Laceby, Grimsby DN37 7EN	DN37 7EN	DN37 7	29/07/2022	191500	195643	FALSE	House	Semi_Detach	82	2335.37	2385.89	Freehold
61, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	25/05/2023	194000	205261	TRUE	House	Semi_Detach	86	2255.81	2386.76	Freehold
32, Phillips Lane, Laceby, Grimsby DN37 7BL	DN37 7BL	DN37 7	12/01/2024	424400	443060	FALSE	House	Detached	185	2294.05	2394.92	Freehold
Sycamore House, Aylesby, Grimsby DN37 7AW	DN37 7AW	DN37 7	16/02/2026	495000	486424	FALSE	House	Detached	203	2438.42	2396.18	Freehold
7, Collinson Court, Phillips Lane, Laceby, Grimsby DN37	DN37 7BL	DN37 7	09/09/2025	116000	122216	FALSE	Bungalow	Terraced	51	2274.51	2396.39	Freehold
12, Cemetery Road, Laceby, Grimsby DN37 7EP	DN37 7EP	DN37 7	27/06/2024	160000	167919	FALSE	House	Semi_Detach	70	2285.71	2398.84	Freehold
2f, Blyth Way, Laceby, Grimsby DN37 7FD	DN37 7FD	DN37 7	23/11/2023	285000	292741	TRUE	House	Detached	122	2336.07	2399.52	Freehold
34, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	27/05/2022	225000	238057	TRUE	House	Detached	99	2272.73	2404.62	Freehold
3, Walnut Lane, Laceby, Grimsby DN37 7BY	DN37 7BY	DN37 7	28/10/2022	225000	228743	FALSE	House	Semi_Detach	95	2368.42	2407.82	Freehold
14, Longmeadows Drive, Laceby, Grimsby DN37 7AQ	DN37 7AQ	DN37 7	29/07/2024	287000	298702	FALSE	House	Detached	124	2314.52	2408.89	Freehold
18, Blyth Way, Laceby, Grimsby DN37 7FD	DN37 7FD	DN37 7	14/09/2023	290000	294032	FALSE	House	Detached	122	2377.05	2410.1	Freehold
40, Butt Lane, Laceby, Grimsby DN37 7AF	DN37 7AF	DN37 7	21/01/2022	234000	253087	FALSE	House	Detached	105	2228.57	2410.35	Freehold
54, Butt Lane, Laceby, Grimsby DN37 7AH	DN37 7AH	DN37 7	11/03/2022	176500	192832	FALSE	House	Semi_Detach	80	2206.25	2410.4	Freehold
14, Marigold Court, Laceby, Grimsby DN37 7FA	DN37 7FA	DN37 7	25/08/2023	289950	294273	TRUE	House	Detached	122	2376.64	2412.07	Freehold
15, Blyth Way, Laceby, Grimsby DN37 7FD	DN37 7FD	DN37 7	17/03/2023	221500	241235	FALSE	House	Semi_Detach	100	2215	2412.35	Freehold
4, Yews Lane, Laceby, Grimsby DN37 7SU	DN37 7SU	DN37 7	28/10/2024	265000	272747	FALSE	House	Detached	113	2345.13	2413.69	Freehold
43, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	22/12/2022	214995	215206	TRUE	House	Detached	89	2415.67	2418.04	Freehold
2a, Blyth Way, Laceby, Grimsby DN37 7FD	DN37 7FD	DN37 7	25/03/2024	275000	288270	TRUE	House	Detached	119	2310.92	2422.44	Freehold
8, Trevor Close, Laceby, Grimsby DN37 7DH	DN37 7DH	DN37 7	31/10/2025	180000	184333	FALSE	Bungalow	Detached	76	2368.42	2425.43	Freehold
80, Caistor Road, Laceby, Grimsby DN37 7JB	DN37 7JB	DN37 7	31/05/2024	195000	203782	FALSE	Bungalow	Detached	84	2321.43	2425.98	Freehold
16, Burley Close, Laceby, Grimsby DN37 7EN	DN37 7EN	DN37 7	12/12/2025	340000	337357	FALSE	House	Detached	139	2446.04	2427.03	Freehold
26, Marigold Court, Laceby, Grimsby DN37 7FA	DN37 7FA	DN37 7	28/09/2023	172148	177266	TRUE	House	Semi_Detach	73	2358.19	2428.3	Freehold
2, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	22/09/2023	349950	354815	TRUE	House	Detached	146	2396.92	2430.24	Freehold
22, Marigold Court, Laceby, Grimsby DN37 7FA	DN37 7FA	DN37 7	24/08/2023	172140	177434	TRUE	House	Semi_Detach	73	2358.08	2430.6	Freehold
24, Marigold Court, Laceby, Grimsby DN37 7FA	DN37 7FA	DN37 7	24/08/2023	172171	177466	TRUE	House	Semi_Detach	73	2358.51	2431.04	Freehold
35, High Street, Laceby, Grimsby DN37 7AA	DN37 7AA	DN37 7	04/08/2023	195000	197908	FALSE	House	Detached	81	2407.41	2443.31	Freehold
10, Burley Close, Laceby, Grimsby DN37 7EN	DN37 7EN	DN37 7	27/01/2026	313750	310406	FALSE	House	Detached	127	2470.47	2444.14	Freehold
30, Marigold Court, Laceby, Grimsby DN37 7FA	DN37 7FA	DN37 7	21/09/2023	172482	178477	TRUE	House	Terraced	73	2362.77	2444.89	Freehold
20, Chatsworth Close, Laceby, Grimsby DN37 7BF	DN37 7BF	DN37 7	12/08/2022	332505	332831	FALSE	House	Detached	136	2444.89	2447.29	Freehold
16, Yews Lane, Laceby, Grimsby DN37 7SU	DN37 7SU	DN37 7	08/01/2026	290000	286909	FALSE	House	Detached	117	2478.63	2452.21	Freehold
27, George Butler Close, Laceby, Grimsby DN37 7WA	DN37 7WA	DN37 7	13/03/2024	295000	309235	FALSE	House	Detached	126	2341.27	2454.25	Freehold
3, Kenmar Road, Laceby, Grimsby DN37 7EX	DN37 7EX	DN37 7	10/01/2023	170500	177150	FALSE	House	Semi_Detach	72	2368.06	2460.42	Freehold
2, Collinson Court, Phillips Lane, Laceby, Grimsby DN37	DN37 7BL	DN37 7	15/09/2023	120000	123568	FALSE	Bungalow	Semi_Detach	50	2400	2471.36	Freehold
9, Maple Walk, Laceby, Grimsby DN37 7DN	DN37 7DN	DN37 7	16/11/2023	182500	190379	FALSE	House	Semi_Detach	77	2370.13	2472.45	Freehold
19, Apple Tree Lane, Laceby, Grimsby DN37 7EJ	DN37 7EJ	DN37 7	25/09/2023	185000	190500	FALSE	House	Semi_Detach	77	2402.6	2474.03	Freehold
13, St Francis Grove, Laceby, Grimsby DN37 7HG	DN37 7HG	DN37 7	25/07/2025	200000	215337	FALSE	House	Semi_Detach	87	2298.85	2475.14	Freehold
41, Keith Crescent, Laceby, Grimsby DN37 7HH	DN37 7HH	DN37 7	23/11/2023	171000	178383	FALSE	House	Semi_Detach	72	2375	2477.54	Freehold
3, Yews Lane, Laceby, Grimsby DN37 7SU	DN37 7SU	DN37 7	26/07/2024	250000	260194	FALSE	House	Detached	105	2380.95	2478.04	Freehold
11, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	30/09/2022	179995	181216	TRUE	House	Semi_Detach	73	2465.68	2482.41	Freehold
48, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	12/09/2022	179995	181216	TRUE	House	Semi_Detach	73	2465.68	2482.41	Freehold
55, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	28/04/2023	290000	303060	TRUE	House	Detached	122	2377.05	2484.1	Freehold
1, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	26/04/2024	345000	363139	FALSE	House	Detached	146	2363.01	2487.25	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
78, Caistor Road, Laceby, Grimsby DN37 7JB	DN37 7JB	DN37 7	27/04/2023	199950	208955	FALSE	House	Detached	84	2380.36	2487.56	Freehold
41, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	27/01/2023	216995	221552	TRUE	House	Detached	89	2438.15	2489.35	Freehold
5, Pawsons Mews, Laceby, Grimsby DN37 7HW	DN37 7HW	DN37 7	26/10/2022	137500	139644	FALSE	House	Terraced	56	2455.36	2493.64	Freehold
1, Marigold Court, Laceby, Grimsby DN37 7FA	DN37 7FA	DN37 7	31/08/2023	198500	204605	TRUE	House	Semi_Detach	82	2420.73	2495.18	Freehold
2c, Blyth Way, Laceby, Grimsby DN37 7FD	DN37 7FD	DN37 7	21/03/2024	171852	182198	TRUE	House	Semi_Detach	73	2354.14	2495.86	Freehold
2b, Blyth Way, Laceby, Grimsby DN37 7FD	DN37 7FD	DN37 7	21/03/2024	171943	182295	TRUE	House	Semi_Detach	73	2355.38	2497.19	Freehold
40, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	26/09/2025	194000	204843	FALSE	House	Semi_Detach	82	2365.85	2498.09	Freehold
35, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	23/02/2023	157000	168342	TRUE	House	Semi_Detach	67	2343.28	2512.57	Freehold
2e, Blyth Way, Laceby, Grimsby DN37 7FD	DN37 7FD	DN37 7	25/01/2024	194483	206402	TRUE	House	Semi_Detach	82	2371.74	2517.1	Freehold
9, Marigold Court, Laceby, Grimsby DN37 7FA	DN37 7FA	DN37 7	13/12/2023	194642	206782	TRUE	House	Semi_Detach	82	2373.68	2521.73	Freehold
1, George Butler Close, Laceby, Grimsby DN37 7WA	DN37 7WA	DN37 7	11/04/2022	310000	333519	FALSE	House	Detached	132	2348.48	2526.66	Freehold
31, Keith Crescent, Laceby, Grimsby DN37 7HH	DN37 7HH	DN37 7	12/09/2024	170000	176984	FALSE	House	Semi_Detach	70	2428.57	2528.34	Freehold
88, Caistor Road, Laceby, Grimsby DN37 7JD	DN37 7JD	DN37 7	05/08/2022	265000	268358	FALSE	House	Semi_Detach	106	2500	2531.68	Freehold
3, Marigold Court, Laceby, Grimsby DN37 7FA	DN37 7FA	DN37 7	29/09/2023	201995	208001	TRUE	House	Semi_Detach	82	2463.35	2536.6	Freehold
20, St Francis Grove, Laceby, Grimsby DN37 7HG	DN37 7HG	DN37 7	27/08/2024	165000	170922	FALSE	House	Semi_Detach	67	2462.69	2551.07	Freehold
50, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	16/09/2022	185000	186255	TRUE	House	Semi_Detach	73	2534.25	2551.44	Freehold
32, Butt Lane, Laceby, Grimsby DN37 7AF	DN37 7AF	DN37 7	20/02/2023	175000	187642	FALSE	House	Semi_Detach	73	2397.26	2570.44	Freehold
3e, Butt Lane, Laceby, Grimsby DN37 7BB	DN37 7BB	DN37 7	26/10/2023	168000	172980	FALSE	Bungalow	Terraced	67	2507.46	2581.79	Freehold
31, Cooper Lane, Laceby, Grimsby DN37 7AY	DN37 7AY	DN37 7	06/05/2022	295000	317951	FALSE	House	Semi_Detach	123	2398.37	2584.97	Freehold
45, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	12/12/2022	225995	230205	TRUE	House	Semi_Detach	89	2539.27	2586.57	Freehold
33, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	27/02/2023	162000	173703	TRUE	House	Semi_Detach	67	2417.91	2592.58	Freehold
59, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	08/05/2023	210995	223242	TRUE	House	Semi_Detach	86	2453.43	2595.84	Freehold
12, Kenmar Road, Laceby, Grimsby DN37 7HJ	DN37 7HJ	DN37 7	06/06/2022	170000	179685	FALSE	Bungalow	Semi_Detach	69	2463.77	2604.13	Freehold
52, Charles Avenue, Laceby, Grimsby DN37 7HA	DN37 7HA	DN37 7	30/11/2023	179950	187719	FALSE	House	Semi_Detach	72	2499.31	2607.21	Freehold
34, Kenmar Road, Laceby, Grimsby DN37 7HL	DN37 7HL	DN37 7	06/01/2023	199950	204149	FALSE	Bungalow	Detached	78	2563.46	2617.29	Freehold
3, Cemetery Crescent, Laceby, Grimsby DN37 7ES	DN37 7ES	DN37 7	14/02/2025	182500	185900	FALSE	House	Semi_Detach	71	2570.42	2618.31	Freehold
4, Marigold Court, Laceby, Grimsby DN37 7FA	DN37 7FA	DN37 7	31/07/2025	211000	227180	FALSE	House	Semi_Detach	86	2453.49	2641.63	Freehold
1e, Blyth Way, Laceby, Grimsby DN37 7FD	DN37 7FD	DN37 7	07/06/2024	184000	193107	FALSE	House	Semi_Detach	73	2520.55	2645.3	Freehold
42, Charles Avenue, Laceby, Grimsby DN37 7HA	DN37 7HA	DN37 7	31/01/2025	185000	187893	FALSE	House	Semi_Detach	71	2605.63	2646.38	Freehold
2, Apple Tree Lane, Laceby, Grimsby DN37 7EJ	DN37 7EJ	DN37 7	26/05/2023	193000	204203	FALSE	House	Semi_Detach	77	2506.49	2651.99	Freehold
21, Blyth Way, Laceby, Grimsby DN37 7FD	DN37 7FD	DN37 7	31/03/2025	355000	355697	FALSE	House	Detached	134	2649.25	2654.46	Freehold
4, Old Chapel Lane, Laceby, Grimsby DN37 7BQ	DN37 7BQ	DN37 7	25/01/2023	115000	119830	FALSE	Bungalow	Terraced	45	2555.56	2662.89	Freehold
37, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	21/12/2022	191000	194558	TRUE	House	Semi_Detach	73	2616.44	2665.18	Freehold
10, Kenmar Road, Laceby, Grimsby DN37 7HJ	DN37 7HJ	DN37 7	15/02/2024	150000	160010	FALSE	Bungalow	Semi_Detach	60	2500	2666.83	Freehold
75, Caistor Road, Laceby, Grimsby DN37 7JA	DN37 7JA	DN37 7	09/03/2022	284000	304264	FALSE	House	Detached	114	2491.23	2668.98	Freehold
22, Kenmar Road, Laceby, Grimsby DN37 7HJ	DN37 7HJ	DN37 7	14/08/2023	153000	157705	FALSE	Bungalow	Semi_Detach	59	2593.22	2672.97	Freehold
2, Walnut Lane, Laceby, Grimsby DN37 7BY	DN37 7BY	DN37 7	01/10/2024	245000	254047	FALSE	House	Semi_Detach	95	2578.95	2674.18	Freehold
4, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	23/10/2023	262000	265379	FALSE	House	Detached	99	2646.46	2680.6	Freehold
5, Collinson Court, Phillips Lane, Laceby, Grimsby DN37	DN37 7BL	DN37 7	08/08/2025	78500	83226	FALSE	Bungalow	Semi_Detach	31	2532.26	2684.71	Freehold
42, Cooper Lane, Laceby, Grimsby DN37 7AX	DN37 7AX	DN37 7	31/03/2022	290000	310693	FALSE	House	Detached	115	2521.74	2701.68	Freehold
2a, Charles Avenue, Laceby, Grimsby DN37 7EY	DN37 7EY	DN37 7	22/01/2025	260000	261023	FALSE	House	Detached	96	2708.33	2718.99	Freehold
17, St Francis Grove, Laceby, Grimsby DN37 7HG	DN37 7HG	DN37 7	06/10/2022	175000	177911	FALSE	House	Semi_Detach	65	2692.31	2737.09	Freehold
38, Butt Lane, Laceby, Grimsby DN37 7AF	DN37 7AF	DN37 7	16/06/2022	220000	228737	FALSE	House	Detached	83	2650.6	2755.87	Freehold
43, Cooper Lane, Laceby, Grimsby DN37 7AY	DN37 7AY	DN37 7	01/10/2024	155000	160724	FALSE	House	Semi_Detach	58	2672.41	2771.1	Freehold
6, Keith Crescent, Laceby, Grimsby DN37 7HQ	DN37 7HQ	DN37 7	12/11/2025	173000	174851	FALSE	Bungalow	Semi_Detach	63	2746.03	2775.41	Freehold
37, Harneis Crescent, Laceby, Grimsby DN37 7BA	DN37 7BA	DN37 7	24/10/2024	340000	349940	FALSE	House	Detached	126	2698.41	2777.3	Freehold
9, Collinson Court, Phillips Lane, Laceby, Grimsby DN37	DN37 7BL	DN37 7	22/09/2023	105000	108649	FALSE	Bungalow	Terraced	39	2692.31	2785.87	Freehold
1, Willow Close, Laceby, Grimsby DN37 7SW	DN37 7SW	DN37 7	11/08/2022	290000	290284	FALSE	House	Detached	104	2788.46	2791.19	Freehold
53, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	20/04/2023	191000	204587	TRUE	House	Semi_Detach	73	2616.44	2802.56	Freehold
3, Aspen Lane, Laceby, Grimsby DN37 7EH	DN37 7EH	DN37 7	17/02/2026	220000	216664	FALSE	House	Semi_Detach	77	2857.14	2813.82	Freehold
54, Keith Crescent, Laceby, Grimsby DN37 7HF	DN37 7HF	DN37 7	19/04/2022	188000	206264	FALSE	House	Semi_Detach	73	2575.34	2825.53	Freehold
1, St Peters Grove, Laceby, Grimsby DN37 7HD	DN37 7HD	DN37 7	21/10/2022	170000	172828	FALSE	Bungalow	Semi_Detach	61	2786.89	2833.25	Freehold
13, Cemetery Crescent, Laceby, Grimsby DN37 7ES	DN37 7ES	DN37 7	19/12/2022	307000	307301	FALSE	Bungalow	Detached	108	2842.59	2845.38	Freehold
51, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	30/03/2023	191000	208018	TRUE	House	Semi_Detach	73	2616.44	2849.56	Freehold
39, Daisy Drive, Laceby, Grimsby DN37 7EL	DN37 7EL	DN37 7	03/03/2023	191000	208018	TRUE	House	Semi_Detach	73	2616.44	2849.56	Freehold
23, Cemetery Road, Laceby, Grimsby DN37 7EP	DN37 7EP	DN37 7	04/07/2025	358000	381941	FALSE	House	Detached	134	2671.64	2850.31	Freehold
13, Whitgift Close, Laceby, Grimsby DN37 7DQ	DN37 7DQ	DN37 7	16/01/2025	160000	162502	FALSE	Bungalow	Semi_Detach	57	2807.02	2850.91	Freehold
2, Bungalow, Aylesby, Grimsby DN37 7AW	DN37 7AW	DN37 7	06/12/2024	198000	198974	FALSE	Bungalow	Detached	69	2869.57	2883.68	Freehold
5, Marshall Close, Laceby, Grimsby DN37 7FG	DN37 7FG	DN37 7	01/11/2024	335000	343754	FALSE	House	Detached	119	2815.13	2888.69	Freehold
47, Caistor Road, Laceby, Grimsby DN37 7JA	DN37 7JA	DN37 7	02/09/2022	322000	319807	FALSE	Bungalow	Detached	110	2927.27	2907.34	Freehold
6, Blyth Way, Laceby, Grimsby DN37 7FD	DN37 7FD	DN37 7	18/02/2022	275000	296802	FALSE	House	Detached	101	2722.77	2938.63	Freehold
10, Walnut Lane, Laceby, Grimsby DN37 7BY	DN37 7BY	DN37 7	22/05/2025	355000	360652	FALSE	House	Detached	122	2909.84	2956.16	Freehold
1, Aspen Lane, Laceby, Grimsby DN37 7EH	DN37 7EH	DN37 7	27/01/2022	206000	228181	FALSE	House	Semi_Detach	77	2675.32	2963.39	Freehold
Keepers Cottage, Walk Lane, Irby, Grimsby DN37 7LA	DN37 7LA	DN37 7	02/02/2023	465000	488944	FALSE	House	Detached	164	2835.37	2981.37	Freehold
Millfield Cottage, Old Main Road, Irby, Grimsby DN37 7J	DN37 7JW	DN37 7	17/01/2023	200000	207800	FALSE	House	Semi_Detach	69.2	2890.17	3002.89	Freehold
26, Kenmar Road, Laceby, Grimsby DN37 7HJ	DN37 7HJ	DN37 7	13/10/2022	170000	172828	FALSE	Bungalow	Semi_Detach	57	2982.46	3032.07	Freehold
34, Grimsby Road, Laceby, Grimsby DN37 7DJ	DN37 7DJ	DN37 7	15/05/2024	240000	252644	FALSE	House	Semi_Detach	81	2962.96	3119.06	Freehold
19, Cooper Lane, Laceby, Grimsby DN37 7AY	DN37 7AY	DN37 7	28/06/2022	217000	225618	FALSE	Bungalow	Detached	72	3013.89	3133.58	Freehold
21, Grimsby Road, Laceby, Grimsby DN37 7DF	DN37 7DF	DN37 7	28/03/2023	385000	409891	FALSE	House	Detached	128	3007.81	3202.27	Freehold
44, Cemetery Road, Laceby, Grimsby DN37 7ER	DN37 7ER	DN37 7	27/02/2026	278000	273184	FALSE	Bungalow	Detached	83	3349.4	3291.37	Freehold
58a, Cooper Lane, Laceby, Grimsby DN37 7AS	DN37 7AS	DN37 7	20/09/2022	257000	255250	FALSE	Bungalow	Detached	69	3724.64	3699.28	Freehold
5, Gibraltar Lane, Laceby, Grimsby DN37 7AU	DN37 7AU	DN37 7	27/03/2026	272000	269101	FALSE	Bungalow	Detached	72.47	3753.28	3713.27	Freehold
16, Grange Avenue, Laceby, Grimsby DN37 7DG	DN37 7DG	DN37 7	18/08/2023	272000	276056	FALSE	Bungalow	Detached	74	3675.68	3730.49	Freehold
Glebe Cottage, Old Main Road, Irby, Grimsby DN37 7JW	DN37 7JW	DN37 7	04/10/2024	320000	329355	FALSE	House	Detached	88	3636.36	3742.67	Freehold
1, Main Road, Aylesby, Grimsby DN37 7AP	DN37 7AP	DN37 7	07/03/2025	335000	335658	FALSE	House	Detached	83	4036.14	4044.07	Freehold
		DN37 7 Average							93.4981667	2444.77978	2524.81656	
23, St Nicholas Drive, Grimsby DN37 9QD	DN37 9QD	DN37 9	18/11/2022	185000	187527	FALSE	House	Semi_Detach	109	1697.25	1720.43	Freehold
1, Waby Close, Grimsby DN37 9HN	DN37 9HN	DN37 9	01/07/2022	184000	187980	FALSE	House	Semi_Detach	108	1703.7	1740.56	Freehold
90, Woad Lane, Great Coates, Grimsby DN37 9ND	DN37 9ND	DN37 9	11/11/2025	150000	151605	FALSE	House	Semi_Detach	87	1724.14	1742.59	Freehold
31, Grasby Crescent, Grimsby DN37 9HE	DN37 9HE	DN37 9	13/06/2025	200000	207520	FALSE	House	Detached	119	1680.67	1743.87	Freehold
77, Woad Lane, Great Coates, Grimsby DN37 9NB	DN37 9NB	DN37 9	28/03/2024	145000	153730	FALSE	House	Semi_Detach	88	1647.73	1746.93	Freehold
50, Anderby Drive, Grimsby DN37 9HB	DN37 9HB	DN37 9	27/02/2026	185000	182194	FALSE	House	Semi_Detach	104	1778.85	1751.87	Freehold
124, St Nicholas Drive, Grimsby DN37 9QG	DN37 9QG	DN37 9	02/03/2026	217500	215632	FALSE	House	Semi_Detach	123	1768.29	1753.11	Freehold
38, St Nicholas Drive, Grimsby DN37 9QB	DN37 9QB	DN37 9	05/01/2024	225000	238790	FALSE	House	Semi_Detach	136	1654.41	1755.81	Freehold
26, Albatross Drive, Grimsby DN37 9PE	DN37 9PE	DN37 9	07/02/2025	245000	246448	FALSE	House	Detached	140	1750	1760.34	Freehold
98, Station Road, Great Coates, Grimsby DN37 9NN	DN37 9NN	DN37 9	24/01/2025	262500	266606	FALSE	House	Semi_Detach	151	1738.41	1765.6	Freehold
7, Albatross Drive, Grimsby DN37 9PR	DN37 9PR	DN37 9	05/12/2025	175000	173639	FALSE	House	Detached	98	1785.71	1771.83	Freehold
107, Grey Friars, Grimsby DN37 9QU	DN37 9QU	DN37 9	17/01/2025	141000	143759	FALSE	House	Terraced	81	1740.74	1774.8	Freehold
5, Albatross Drive, Grimsby DN37 9PR	DN37 9PR	DN37 9	03/05/2024	187000	195422	FALSE	House	Detached	110	1700	1776.56	Freehold
209, St Nicholas Drive, Grimsby DN37 9RE	DN37 9RE	DN37 9	26/04/2024	172500	183072	FALSE	House	Semi_Detach	103	1674.76	1777.4	Freehold
46, Woad Lane, Great Coates, Grimsby DN37 9NE	DN37 9NE	DN37 9	26/06/2023	189950	197358	FALSE	House	Semi_Detach	111	1711.26	1778	Freehold
13, St Nicholas Drive, Grimsby DN37 9QD	DN37 9QD	DN37 9	21/03/2025	175000	176358	FALSE	House	Semi_Detach	99	1767.68	1781.39	Freehold
5, Larmour Road, Grimsby DN37 9HH	DN37 9HH	DN37 9	11/02/2022	160000	176476	FALSE	Bungalow	Semi_Detach	99	1616.16	1782.59	Freehold
6, Waby Close, Grimsby DN37 9HL	DN37 9HL	DN37 9	21/10/2022	177000	177000	FALSE	House	Detached	99	1787.88	1787.88	Freehold
3, Anderby Drive, Grimsby DN37 9ET	DN37 9ET	DN37 9	10/10/2025	153000	157549	FALSE	House	Semi_Detach	88	1738.64	1790.33	Freehold
17, St Nicholas Drive, Grimsby DN37 9QD	DN37 9QD	DN37 9	17/09/2025	153000	161552	FALSE	House	Semi_Detach	90	1700	1795.02	Freehold
117, Faulding Way, Grimsby DN37 9SD	DN37 9SD	DN37 9	15/08/2023	77000	79143	FALSE	House	Other	44	1750	1798.7	Leasehold
4, Timberley Drive, Grimsby DN37 9QY	DN37 9QY	DN37 9	28/05/2025	195000	198104	FALSE	House	Detached	110	1772.73	1800.95	Freehold
3, Grayling Close, Grimsby DN37 9HA	DN37 9HA	DN37 9	22/07/2022	150000	153245	FALSE	House	Semi_Detach	85	1764.71	1802.88	Freehold
345, St Nicholas Drive, Grimsby DN37 9RD	DN37 9RD	DN37 9	01/04/2022	158000	173350	FALSE	House	Semi_Detach	96	1645.83	1805.73	Freehold
114, St Nicholas Drive, Grimsby DN37 9QG	DN37 9QG	DN37 9	07/11/2025	145000	146552	FALSE	House	Semi_Detach	81	1790.12	1809.28	Freehold
11, Waby Close, Grimsby DN37 9HN	DN37 9HN	DN37 9	08/12/2025	168500	168338	FALSE	House	Semi_Detach	93	1811.83	1810.09	Freehold
34, Defender Drive, Grimsby DN37 9PQ	DN37 9PQ	DN37 9	14/03/2025	250000	250491	FALSE	House	Detached	137	1824.82	1828.4	Freehold
4, Larmour Road, Grimsby DN37 9HH	DN37 9HH	DN37 9	10/04/2024	150000	159193	FALSE	House	Semi_Detach	87	1724.14	1829.8	Freehold
183a, St Nicholas Drive, Grimsby DN37 9RE	DN37 9RE	DN37 9	22/07/2022	140000	143301	FALSE	House	Terraced	78	1794.87	1837.19	Freehold
79, Larmour Road, Grimsby DN37 9HF	DN37 9HF	DN37 9	06/03/2025	239000	239469	FALSE	House	Detached	130	1838.46	1842.07	Freehold
1, Sanctuary Way, Grimsby DN37 9RG	DN37 9RG	DN37 9	30/05/2025	160000	164269	FALSE	House	Semi_Detach	89	1797.75	1845.72	Freehold
180, St Nicholas Drive, Grimsby DN37 9RF	DN37 9RF	DN37 9	16/08/2022	175000	177217	FALSE	House	Semi_Detach	96	1822.92	1846.01	Freehold
17, Larmour Road, Grimsby DN37 9HH	DN37 9HH	DN37 9	31/10/2025	165000	169906	FALSE	House	Semi_Detach	92	1793.48	1846.8	Freehold
50, Larmour Road, Grimsby DN37 9HG	DN37 9HG	DN37 9	23/09/2025	161000	169999	FALSE	House	Semi_Detach	92	1750	1847.82	Leasehold
88, Woad Lane, Great Coates, Grimsby DN37 9ND	DN37 9ND	DN37 9	25/03/2022	161000	175898	FALSE	House	Semi_Detach	95	1694.74	1851.56	Freehold
4, Cyrano Way, Grimsby DN37 9SG	DN37 9SG	DN37 9	18/01/2024	65000	65000	FALSE	House	Flat	35	1857.14	1857.14	Leasehold
2, Ashby Close, Grimsby DN37 9HJ	DN37 9HJ	DN37 9	10/03/2022	170000	185731	FALSE	House	Semi_Detach	100	1700	1857.31	Freehold
44, Newbury Avenue, Great Coates, Grimsby DN37 9NQ	DN37 9NQ	DN37 9	12/10/2022	128500	130504	FALSE	House	Terraced	70	1835.71	1864.34	Freehold
13, Ashby Close, Grimsby DN37 9HJ	DN37 9HJ	DN37 9	17/01/2023	155000	161045	FALSE	House	Semi_Detach	86	1802.33	1872.62	Freehold
49, Newbury Avenue, Great Coates, Grimsby DN37 9NQ	DN37 9NQ	DN37 9	15/10/2024	125000	129473	FALSE	House	Terraced	69	1811.59	1876.42	Freehold
15, Osprey Drive, Great Coates, Grimsby DN37 9HT	DN37 9HT	DN37 9	16/02/2024	140000	150237	FALSE	House	Terraced	80	1750	1877.96	Freehold
101, Cyrano Way, Grimsby DN37 9SQ	DN37 9SQ	DN37 9	18/08/2023	200000	202982	FALSE	House	Detached	108	1851.85	1879.46	Freehold
82, Sanctuary Way, Grimsby DN37 9RZ	DN37 9RZ	DN37 9	26/01/2023	130000	135460	FALSE	House	Terraced	72	1805.56	1881.39	Freehold
76, Albatross Drive, Grimsby DN37 9PE	DN37 9PE	DN37 9	09/02/2024	272000	286596	FALSE	House	Detached	152	1789.47	1885.5	Freehold
59, Grey Friars, Grimsby DN37 9QT	DN37 9QT	DN37 9	05/05/2023	157000	166113	FALSE	House	Semi_Detach	88	1784.09	1887.65	Freehold
81, St Nicholas Drive, Grimsby DN37 9QE	DN37 9QE	DN37 9	27/03/2025	167000	168296	FALSE	House	Semi_Detach	89	1876.4	1890.97	Freehold
18, Waby Close, Grimsby DN37 9HL	DN37 9HL	DN37 9	14/08/2024	130000	134342	FALSE	Bungalow	Detached	71	1830.99	1892.14	Freehold
1, Grasby Crescent, Grimsby DN37 9HE	DN37 9HE	DN37 9	04/02/2022	142500	157174	FALSE	House	Semi_Detach	83	1716.87	1893.66	Freehold
29, Crosland Road, Grimsby DN37 9DZ	DN37 9DZ	DN37 9	28/01/2022	157500	174459	FALSE	House	Semi_Detach	92	1711.96	1896.29	Freehold
257, St Nicholas Drive, Grimsby DN37 9RW	DN37 9RW	DN37 9	24/02/2022	131000	144489	FALSE	House	Semi_Detach	76	1723.68	1901.17	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
36, Wingate Road, Grimsby DN37 9DU	DN37 9DU	DN37 9	02/06/2025	158000	163941	FALSE	House	Detached	86	1837.21	1906.29	Freehold
256, St Nicholas Drive, Grimsby DN37 9RP	DN37 9RP	DN37 9	25/05/2023	195000	206319	FALSE	House	Semi_Detach	108	1805.56	1910.36	Freehold
243, St Nicholas Drive, Grimsby DN37 9RW	DN37 9RW	DN37 9	20/06/2024	184000	193107	FALSE	House	Semi_Detach	101	1821.78	1911.95	Freehold
1, Grayling Close, Grimsby DN37 9HA	DN37 9HA	DN37 9	14/04/2023	159000	170310	FALSE	House	Semi_Detach	89	1786.52	1913.6	Freehold
4, Allington Drive, Great Coates, Grimsby DN37 9FF	DN37 9FF	DN37 9	03/03/2025	259950	260460	FALSE	House	Detached	136	1911.4	1915.15	Freehold
15, Crosland Road, Grimsby DN37 9DZ	DN37 9DZ	DN37 9	18/08/2025	161000	170693	FALSE	House	Semi_Detach	89	1808.99	1917.9	Freehold
6, Oakwood Drive, Grimsby DN37 9RN	DN37 9RN	DN37 9	30/01/2025	225000	228519	FALSE	House	Semi_Detach	119	1890.76	1920.33	Freehold
7, Old Fleet, Grimsby DN37 9RT	DN37 9RT	DN37 9	12/12/2025	155000	153795	FALSE	House	Detached	80	1937.5	1922.44	Freehold
277, St Nicholas Drive, Grimsby DN37 9RW	DN37 9RW	DN37 9	16/02/2026	155000	152081	FALSE	House	Terraced	79	1962.03	1925.08	Freehold
343, St Nicholas Drive, Grimsby DN37 9RD	DN37 9RD	DN37 9	31/01/2022	249500	269851	FALSE	House	Detached	140	1782.14	1927.51	Freehold
85, Woad Lane, Great Coates, Grimsby DN37 9NB	DN37 9NB	DN37 9	19/05/2022	145000	156281	FALSE	House	Semi_Detach	81	1790.12	1929.4	Freehold
19, Osprey Drive, Great Coates, Grimsby DN37 9HT	DN37 9HT	DN37 9	16/09/2022	152000	152733	FALSE	House	Terraced	79	1924.05	1933.33	Freehold
18, Station Road, Great Coates, Grimsby DN37 9NN	DN37 9NN	DN37 9	09/12/2024	183000	185862	FALSE	House	Semi_Detach	96	1906.25	1936.06	Freehold
28, The Cloisters, Grimsby DN37 9QX	DN37 9QX	DN37 9	08/06/2023	205000	212995	FALSE	House	Semi_Detach	110	1863.64	1936.32	Freehold
32, Gloria Way, Grimsby DN37 9SW	DN37 9SW	DN37 9	30/04/2025	235000	234312	FALSE	House	Detached	121	1942.15	1936.46	Freehold
94, Woad Lane, Great Coates, Grimsby DN37 9ND	DN37 9ND	DN37 9	26/07/2024	220000	228970	FALSE	House	Detached	118	1864.41	1940.42	Freehold
187a, St Nicholas Drive, Grimsby DN37 9RE	DN37 9RE	DN37 9	12/02/2026	158500	155515	FALSE	House	Terraced	80	1981.25	1943.94	Freehold
3, Oakwood Drive, Grimsby DN37 9RN	DN37 9RN	DN37 9	14/11/2023	185000	192987	FALSE	Bungalow	Semi_Detach	99	1868.69	1949.36	Freehold
47, Sanctuary Way, Grimsby DN37 9RU	DN37 9RU	DN37 9	28/03/2025	188000	189459	FALSE	House	Semi_Detach	97	1938.14	1953.19	Freehold
1, Ashby Close, Grimsby DN37 9HJ	DN37 9HJ	DN37 9	05/04/2022	142500	156344	FALSE	Bungalow	Semi_Detach	80	1781.25	1954.3	Freehold
42, St Nicholas Drive, Grimsby DN37 9QB	DN37 9QB	DN37 9	20/09/2024	145000	150957	FALSE	House	Semi_Detach	77	1883.12	1960.48	Freehold
9, Cormorant Drive, Grimsby DN37 9PA	DN37 9PA	DN37 9	05/09/2024	280000	290234	FALSE	House	Detached	148	1891.89	1961.04	Freehold
42, Timberley Drive, Grimsby DN37 9QY	DN37 9QY	DN37 9	30/10/2025	200000	205946	FALSE	House	Semi_Detach	105	1904.76	1961.39	Freehold
23, Waby Close, Grimsby DN37 9HN	DN37 9HN	DN37 9	01/08/2025	176000	186596	FALSE	House	Semi_Detach	95	1852.63	1964.17	Freehold
87, Woad Lane, Great Coates, Grimsby DN37 9NB	DN37 9NB	DN37 9	31/01/2024	157500	167153	FALSE	House	Semi_Detach	85	1852.94	1966.51	Freehold
28, Newbury Avenue, Great Coates, Grimsby DN37 9NQ	DN37 9NQ	DN37 9	17/03/2023	140000	154370	FALSE	House	Terraced	78	1794.87	1979.1	Freehold
275, St Nicholas Drive, Grimsby DN37 9RW	DN37 9RW	DN37 9	08/04/2024	140000	148580	FALSE	House	Semi_Detach	75	1866.67	1981.07	Freehold
95, Grey Friars, Grimsby DN37 9QU	DN37 9QU	DN37 9	31/08/2023	177000	182443	FALSE	House	Semi_Detach	92	1923.91	1983.08	Freehold
21, Osprey Drive, Great Coates, Grimsby DN37 9HT	DN37 9HT	DN37 9	09/12/2022	160000	163131	FALSE	House	Terraced	82	1951.22	1989.4	Freehold
258, St Nicholas Drive, Grimsby DN37 9RP	DN37 9RP	DN37 9	01/11/2023	210000	219066	FALSE	House	Semi_Detach	110	1909.09	1991.51	Freehold
13, Glenfield Road, Grimsby DN37 9EF	DN37 9EF	DN37 9	09/02/2024	155000	165344	FALSE	House	Semi_Detach	83	1867.47	1992.1	Freehold
15, Larmour Road, Grimsby DN37 9HH	DN37 9HH	DN37 9	02/02/2024	155000	165344	FALSE	House	Semi_Detach	83	1867.47	1992.1	Freehold
197, Sanctuary Way, Grimsby DN37 9RY	DN37 9RY	DN37 9	25/07/2022	267180	272960	FALSE	House	Semi_Detach	137	1950.22	1992.41	Freehold
61, Larmour Road, Grimsby DN37 9HQ	DN37 9HQ	DN37 9	23/09/2022	168500	169643	FALSE	House	Semi_Detach	85	1982.35	1995.8	Freehold
1, Larmour Road, Grimsby DN37 9HH	DN37 9HH	DN37 9	14/03/2022	169950	185676	FALSE	Bungalow	Semi_Detach	93	1827.42	1996.52	Freehold
215, St Nicholas Drive, Grimsby DN37 9RE	DN37 9RE	DN37 9	05/01/2022	172000	190520	FALSE	House	Semi_Detach	95	1810.53	2005.47	Freehold
151, St Nicholas Drive, Grimsby DN37 9QF	DN37 9QF	DN37 9	19/01/2022	179950	199326	FALSE	House	Semi_Detach	99	1817.68	2013.39	Freehold
7, Gedney Close, Grimsby DN37 9SB	DN37 9SB	DN37 9	30/05/2022	200000	215560	FALSE	House	Semi_Detach	107	1869.16	2014.58	Freehold
47, Woad Lane, Great Coates, Grimsby DN37 9NB	DN37 9NB	DN37 9	31/10/2025	145000	149311	FALSE	Bungalow	Semi_Detach	74	1959.46	2017.72	Freehold
65, Woad Lane, Great Coates, Grimsby DN37 9NB	DN37 9NB	DN37 9	11/07/2025	150000	161503	FALSE	Bungalow	Semi_Detach	80	1875	2018.79	Freehold
54, Foxhill, Grimsby DN37 9QL	DN37 9QL	DN37 9	29/11/2024	168000	173684	FALSE	House	Semi_Detach	86	1953.49	2019.58	Freehold
37, Mayfair Drive West, Grimsby DN37 9QP	DN37 9QP	DN37 9	27/09/2023	280000	283893	FALSE	House	Detached	140	2000	2027.81	Freehold
86, Albatross Drive, Grimsby DN37 9PE	DN37 9PE	DN37 9	07/12/2022	167500	170620	FALSE	House	Semi_Detach	84	1994.05	2031.19	Freehold
15, Waby Close, Grimsby DN37 9HN	DN37 9HN	DN37 9	03/12/2024	168500	171135	FALSE	House	Semi_Detach	84	2005.95	2037.32	Freehold
41, Grey Friars, Grimsby DN37 9QT	DN37 9QT	DN37 9	18/11/2022	185000	187527	FALSE	House	Semi_Detach	92	2010.87	2038.34	Freehold
1, Allington Drive, Great Coates, Grimsby DN37 9FF	DN37 9FF	DN37 9	26/02/2024	280000	295026	FALSE	House	Detached	144	1944.44	2048.79	Freehold
71, Faulding Way, Grimsby DN37 9SD	DN37 9SD	DN37 9	11/11/2022	245000	244044	FALSE	House	Detached	119	2058.82	2050.79	Freehold
87, Timberley Drive, Grimsby DN37 9QZ	DN37 9QZ	DN37 9	06/12/2024	180000	182815	FALSE	House	Semi_Detach	89	2022.47	2054.1	Freehold
44, Grey Friars, Grimsby DN37 9QT	DN37 9QT	DN37 9	16/01/2026	180000	178795	FALSE	House	Semi_Detach	87	2068.97	2055.11	Freehold
19, Defender Drive, Grimsby DN37 9PS	DN37 9PS	DN37 9	31/01/2025	130000	132033	FALSE	House	Semi_Detach	64	2031.25	2063.02	Freehold
317, St Nicholas Drive, Grimsby DN37 9RR	DN37 9RR	DN37 9	30/07/2024	210000	219286	FALSE	House	Semi_Detach	106	1981.13	2068.74	Freehold
2, Sanctuary Way, Grimsby DN37 9RQ	DN37 9RQ	DN37 9	18/11/2022	189950	192544	FALSE	House	Semi_Detach	93	2042.47	2070.37	Freehold
5, The Avenue, Great Coates, Grimsby DN37 9NR	DN37 9NR	DN37 9	16/02/2024	165000	176011	FALSE	House	Semi_Detach	85	1941.18	2070.72	Freehold
5, Team Gate, Grimsby DN37 9RS	DN37 9RS	DN37 9	08/08/2025	135000	143128	FALSE	Bungalow	Semi_Detach	69	1956.52	2074.32	Freehold
41, Sanctuary Way, Grimsby DN37 9RG	DN37 9RG	DN37 9	16/06/2023	190000	197410	FALSE	House	Semi_Detach	95	2000	2078	Freehold
42, Grey Friars, Grimsby DN37 9QT	DN37 9QT	DN37 9	07/08/2025	177000	187656	FALSE	House	Semi_Detach	90	1966.67	2085.07	Freehold
58, Defender Drive, Grimsby DN37 9PQ	DN37 9PQ	DN37 9	25/09/2024	230000	238406	FALSE	House	Detached	114	2017.54	2091.28	Freehold
12, Cooks Lane, Great Coates, Grimsby DN37 9NW	DN37 9NW	DN37 9	29/11/2024	168000	173839	FALSE	House	Terraced	83	2024.1	2094.45	Freehold
14, Station Road, Great Coates, Grimsby DN37 9NN	DN37 9NN	DN37 9	18/11/2025	170000	171819	FALSE	House	Semi_Detach	82	2073.17	2095.35	Freehold
6, Sanctuary Way, Grimsby DN37 9RQ	DN37 9RQ	DN37 9	20/01/2025	190000	192972	FALSE	House	Semi_Detach	92	2065.22	2097.52	Freehold
9, Allington Drive, Great Coates, Grimsby DN37 9FF	DN37 9FF	DN37 9	23/04/2025	280000	279180	FALSE	House	Detached	133	2105.26	2099.1	Freehold
119, Sanctuary Way, Grimsby DN37 9RU	DN37 9RU	DN37 9	09/05/2023	182500	188978	FALSE	House	Detached	90	2027.78	2099.76	Freehold
211, St Nicholas Drive, Grimsby DN37 9RE	DN37 9RE	DN37 9	25/09/2025	195000	205899	FALSE	House	Semi_Detach	98	1989.8	2101.01	Freehold
85, Anderby Drive, Grimsby DN37 9HD	DN37 9HD	DN37 9	31/10/2025	230000	235537	FALSE	House	Detached	112	2053.57	2103.01	Freehold
6, Hobby Close, Great Coates, Grimsby DN37 9HR	DN37 9HR	DN37 9	09/05/2022	130000	141104	FALSE	House	Terraced	67	1940.3	2106.03	Freehold
22, Osprey Drive, Great Coates, Grimsby DN37 9HT	DN37 9HT	DN37 9	27/04/2022	235000	252829	FALSE	House	Detached	120	1958.33	2106.91	Freehold
45, Meadowbank, Great Coates, Grimsby DN37 9PL	DN37 9PL	DN37 9	23/06/2022	317000	329590	FALSE	House	Detached	156	2032.05	2112.76	Freehold
22, Waby Close, Grimsby DN37 9HL	DN37 9HL	DN37 9	21/01/2022	180000	194682	FALSE	Bungalow	Detached	92	1956.52	2116.11	Freehold
35, Oakwood Drive, Grimsby DN37 9RN	DN37 9RN	DN37 9	18/12/2024	146000	148283	FALSE	Bungalow	Semi_Detach	70	2085.71	2118.33	Freehold
14, Osprey Drive, Great Coates, Grimsby DN37 9HT	DN37 9HT	DN37 9	07/07/2023	159950	169550	FALSE	House	Terraced	80	1999.38	2119.38	Freehold
19, Allington Drive, Great Coates, Grimsby DN37 9FF	DN37 9FF	DN37 9	14/10/2022	123500	125426	FALSE	House	Terraced	59	2093.22	2125.86	Freehold
164, St Nicholas Drive, Grimsby DN37 9RF	DN37 9RF	DN37 9	28/11/2025	175000	176873	FALSE	House	Semi_Detach	83	2108.43	2131	Freehold
52, Grey Friars, Grimsby DN37 9QU	DN37 9QU	DN37 9	28/06/2024	169000	177365	FALSE	House	Semi_Detach	83	2036.14	2136.93	Freehold
8, Gedney Close, Grimsby DN37 9SB	DN37 9SB	DN37 9	19/12/2024	215000	218363	FALSE	House	Semi_Detach	102	2107.84	2140.81	Freehold
61, Station Road, Great Coates, Grimsby DN37 9NL	DN37 9NL	DN37 9	06/04/2023	210000	224938	FALSE	House	Semi_Detach	105	2000	2142.27	Freehold
68, Grey Friars, Grimsby DN37 9QU	DN37 9QU	DN37 9	20/03/2026	260000	257229	FALSE	House	Detached	120	2166.67	2143.57	Freehold
195, Sanctuary Way, Grimsby DN37 9RY	DN37 9RY	DN37 9	27/06/2025	165000	173693	FALSE	House	Semi_Detach	81	2037.04	2144.36	Freehold
16, Team Gate, Grimsby DN37 9RS	DN37 9RS	DN37 9	03/07/2023	169950	178362	FALSE	Bungalow	Semi_Detach	83	2047.59	2148.94	Freehold
52, St Nicholas Drive, Grimsby DN37 9QB	DN37 9QB	DN37 9	11/04/2023	152500	163348	FALSE	House	Semi_Detach	76	2006.58	2149.32	Freehold
12, Faulding Way, Grimsby DN37 9SE	DN37 9SE	DN37 9	24/01/2025	193000	196019	FALSE	House	Semi_Detach	91	2120.88	2154.05	Freehold
212, St Nicholas Drive, Grimsby DN37 9RP	DN37 9RP	DN37 9	23/02/2024	170000	181345	FALSE	House	Semi_Detach	84	2023.81	2158.87	Freehold
4, Sanctuary Way, Grimsby DN37 9RQ	DN37 9RQ	DN37 9	18/11/2024	188000	194360	FALSE	House	Semi_Detach	90	2088.89	2159.56	Freehold
62, Meadowbank, Great Coates, Grimsby DN37 9PL	DN37 9PL	DN37 9	01/11/2024	187500	192399	FALSE	House	Detached	89	2106.74	2161.79	Freehold
41, Newbury Avenue, Great Coates, Grimsby DN37 9NQ	DN37 9NQ	DN37 9	10/03/2022	109950	121108	FALSE	House	Terraced	56	1963.39	2162.64	Freehold
42, Calver Crescent, Grimsby DN37 9EX	DN37 9EX	DN37 9	06/11/2023	185000	192987	FALSE	House	Semi_Detach	89	2078.65	2168.39	Freehold
69, Albatross Drive, Grimsby DN37 9PT	DN37 9PT	DN37 9	31/08/2023	240000	243579	FALSE	House	Detached	112	2142.86	2174.81	Freehold
13, Gedney Close, Grimsby DN37 9SB	DN37 9SB	DN37 9	23/06/2025	180000	189483	FALSE	House	Semi_Detach	87	2068.97	2177.97	Freehold
17, Timberley Drive, Grimsby DN37 9QY	DN37 9QY	DN37 9	07/11/2025	247500	248718	FALSE	House	Detached	114	2171.05	2181.74	Freehold
1, Ferndown, Great Coates, Grimsby DN37 9PW	DN37 9PW	DN37 9	16/11/2022	306000	310180	FALSE	House	Semi_Detach	142	2154.93	2184.37	Freehold
15, Dymoke Drive, Grimsby DN37 9QQ	DN37 9QQ	DN37 9	16/04/2025	165000	166119	FALSE	Bungalow	Semi_Detach	76	2171.05	2185.78	Freehold
11, Cooks Lane, Great Coates, Grimsby DN37 9NW	DN37 9NW	DN37 9	11/01/2023	168000	175056	FALSE	House	Terraced	80	2100	2188.2	Freehold
15, Priory Road, Grimsby DN37 9QH	DN37 9QH	DN37 9	03/10/2025	184950	190449	FALSE	Bungalow	Semi_Detach	87	2125.86	2189.07	Freehold
80, Station Road, Great Coates, Grimsby DN37 9NN	DN37 9NN	DN37 9	14/02/2025	200000	203725	FALSE	House	Semi_Detach	93	2150.54	2190.59	Freehold
6, Ashby Close, Grimsby DN37 9HJ	DN37 9HJ	DN37 9	15/10/2024	165000	171093	FALSE	House	Semi_Detach	78	2115.38	2193.5	Leasehold
17, Station Road, Great Coates, Grimsby DN37 9NP	DN37 9NP	DN37 9	07/11/2023	280000	287606	FALSE	House	Detached	131	2137.4	2195.47	Freehold
50, Defender Drive, Grimsby DN37 9PQ	DN37 9PQ	DN37 9	18/03/2025	257500	258005	FALSE	House	Detached	117	2200.85	2205.17	Freehold
129, St Nicholas Drive, Grimsby DN37 9QF	DN37 9QF	DN37 9	01/09/2023	180000	185352	FALSE	House	Semi_Detach	84	2142.86	2206.57	Freehold
129, Faulding Way, Grimsby DN37 9SD	DN37 9SD	DN37 9	02/06/2023	181000	188059	FALSE	House	Semi_Detach	85	2129.41	2212.46	Freehold
25, Mayfair Drive West, Grimsby DN37 9QP	DN37 9QP	DN37 9	06/07/2022	316000	318810	FALSE	House	Detached	144	2194.44	2213.96	Freehold
84, Sanctuary Way, Grimsby DN37 9RZ	DN37 9RZ	DN37 9	21/03/2025	145000	146125	FALSE	House	Semi_Detach	66	2196.97	2214.02	Freehold
19, Anderby Drive, Grimsby DN37 9ET	DN37 9ET	DN37 9	21/01/2022	162500	179997	FALSE	House	Semi_Detach	81	2006.17	2222.19	Freehold
21, Allington Drive, Great Coates, Grimsby DN37 9FF	DN37 9FF	DN37 9	17/08/2022	242000	242237	FALSE	House	Detached	109	2220.18	2222.36	Freehold
23, Cooks Lane, Great Coates, Grimsby DN37 9NW	DN37 9NW	DN37 9	30/10/2024	372500	383390	FALSE	House	Detached	172	2165.7	2229.01	Freehold
9, Mayfair Drive East, Grimsby DN37 9QW	DN37 9QW	DN37 9	01/10/2025	225000	230416	FALSE	House	Detached	103	2184.47	2237.05	Freehold
5, Pine Close, Great Coates, Grimsby DN37 9PN	DN37 9PN	DN37 9	04/04/2025	160000	161085	FALSE	House	Semi_Detach	72	2222.22	2237.29	Freehold
4, Whinchat Close, Great Coates, Grimsby DN37 9HU	DN37 9HU	DN37 9	16/01/2026	172000	170203	FALSE	House	Terraced	76	2263.16	2239.51	Freehold
48, Oakwood Drive, Grimsby DN37 9RN	DN37 9RN	DN37 9	17/03/2025	156000	157210	FALSE	Bungalow	Semi_Detach	70	2228.57	2245.86	Freehold
6, The Cloisters, Grimsby DN37 9QX	DN37 9QX	DN37 9	08/09/2023	210000	216244	FALSE	House	Semi_Detach	96	2187.5	2252.54	Freehold
4, Churchwood, Great Coates Road, Great Coates, Grim	DN37 9NS	DN37 9	29/01/2024	209000	224051	FALSE	House	Terraced	99	2111.11	2263.14	Freehold
75, Grey Friars, Grimsby DN37 9QU	DN37 9QU	DN37 9	25/04/2025	179950	181171	FALSE	House	Semi_Detach	80	2249.38	2264.64	Freehold
196, St Nicholas Drive, Grimsby DN37 9RP	DN37 9RP	DN37 9	19/05/2023	193000	204203	FALSE	House	Semi_Detach	90	2144.44	2268.92	Freehold
11, Team Gate, Grimsby DN37 9RS	DN37 9RS	DN37 9	14/02/2022	140000	154416	FALSE	Bungalow	Semi_Detach	68	2058.82	2270.82	Freehold
17, Holme Farm Close, Great Coates, Grimsby DN37 9N	DN37 9NZ	DN37 9	18/08/2023	215000	218206	FALSE	House	Detached	96	2239.58	2272.98	Freehold
33, Albatross Drive, Grimsby DN37 9PR	DN37 9PR	DN37 9	08/10/2025	225000	230416	FALSE	Bungalow	Detached	101	2227.72	2281.35	Freehold
43, Grey Friars, Grimsby DN37 9QT	DN37 9QT	DN37 9	16/01/2026	170000	168862	FALSE	House	Semi_Detach	74	2297.3	2281.92	Freehold
8, Grey Friars, Grimsby DN37 9QT	DN37 9QT	DN37 9	30/09/2022	186000	187262	FALSE	House	Semi_Detach	82	2268.29	2283.68	Freehold
1, Robin Walk, Great Coates, Grimsby DN37 9HP	DN37 9HP	DN37 9	19/10/2022	299950	299950	FALSE	House	Detached	131	2289.69	2289.69	Freehold
32, Faulding Way, Grimsby DN37 9SE	DN37 9SE	DN37 9	23/09/2022	148000	149004	FALSE	House	Semi_Detach	65	2276.92	2292.37	Freehold
61, Cyrano Way, Grimsby DN37 9SQ	DN37 9SQ	DN37 9	06/05/2022	201500	213193	FALSE	House	Detached	93	2166.67	2292.4	Freehold
2, Churchwood, Great Coates Road, Great Coates, Grim	DN37 9NS	DN37 9	10/07/2023	225000	238505	FALSE	House	Terraced	104	2163.46	2293.32	Freehold
12, Station Road, Great Coates, Grimsby DN37 9NN	DN37 9NN	DN37 9	26/11/2025	366000	367801	FALSE	House	Detached	160	2287.5	2298.76	Freehold
175, Sanctuary Way, Grimsby DN37 9RX	DN37 9RX	DN37 9	18/03/2025	185000	186435	FALSE	House	Semi_Detach	81	2283.95	2301.67	Freehold
158, Sanctuary Way, Grimsby DN37 9SA	DN37 9SA	DN37 9	28/03/2025	190000	191474	FALSE	House	Semi_Detach	83	2289.16	2306.92	Freehold
78, St Nicholas Drive, Grimsby DN37 9QB	DN37 9QB	DN37 9	30/10/2024	222500	230716	FALSE	House	Semi_Detach	100	2225	2307.16	Freehold
9, Pine Close, Great Coates, Grimsby DN37 9PN	DN37 9PN	DN37 9	29/07/2022	138000	140985	FALSE	House	Semi_Detach	61	2262.3	2311.23	Freehold
4, Meadowbank, Great Coates, Grimsby DN37 9PG	DN37 9PG	DN37 9	18/07/2025	122500	131894	FALSE	Bungalow	Semi_Detach	57	2149.12	2313.93	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
78, Albatross Drive, Grimsby DN37 9PE	DN37 9PE	DN37 9	14/10/2022	237000	237000	FALSE	Bungalow	Detached	102	2323.53	2323.53	Freehold
46, Anderby Drive, Grimsby DN37 9HB	DN37 9HB	DN37 9	28/10/2025	225000	230416	FALSE	House	Detached	99	2272.73	2327.43	Freehold
12, Oakwood Drive, Grimsby DN37 9RN	DN37 9RN	DN37 9	22/04/2022	185000	202973	FALSE	House	Semi_Detach	87	2126.44	2333.02	Freehold
1, Priory Road, Grimsby DN37 9QH	DN37 9QH	DN37 9	06/04/2022	180000	193656	FALSE	Bungalow	Detached	83	2168.67	2333.2	Freehold
9, Gedney Close, Grimsby DN37 9SB	DN37 9SB	DN37 9	10/01/2024	220000	233483	FALSE	House	Semi_Detach	100	2200	2334.83	Freehold
5, Defender Drive, Grimsby DN37 9PS	DN37 9PS	DN37 9	10/03/2023	235000	250193	FALSE	House	Detached	107	2196.26	2338.25	Freehold
84, Timberley Drive, Grimsby DN37 9QZ	DN37 9QZ	DN37 9	01/02/2022	182000	196429	FALSE	House	Detached	84	2166.67	2338.44	Freehold
79, Woad Lane, Great Coates, Grimsby DN37 9NB	DN37 9NB	DN37 9	28/04/2022	200000	215174	FALSE	Bungalow	Detached	92	2173.91	2338.85	Freehold
9, Stow Close, Grimsby DN37 9EQ	DN37 9EQ	DN37 9	20/05/2022	144000	152356	FALSE	Bungalow	Detached	65	2215.38	2343.94	Freehold
92, Station Road, Great Coates, Grimsby DN37 9NN	DN37 9NN	DN37 9	18/11/2025	406000	407998	FALSE	Bungalow	Detached	173	2346.82	2358.37	Freehold
15, Mayfair Drive West, Grimsby DN37 9QP	DN37 9QP	DN37 9	14/02/2022	228000	246076	FALSE	House	Detached	104	2192.31	2366.12	Freehold
103, Sanctuary Way, Grimsby DN37 9RU	DN37 9RU	DN37 9	26/09/2025	175500	185309	FALSE	House	Semi_Detach	78	2250	2375.76	Freehold
36, Foxhill, Grimsby DN37 9QL	DN37 9QL	DN37 9	21/07/2022	191000	195132	FALSE	House	Semi_Detach	82	2329.27	2379.66	Freehold
20, The Cloisters, Grimsby DN37 9QX	DN37 9QX	DN37 9	19/06/2023	215000	223385	FALSE	House	Semi_Detach	93	2311.83	2401.99	Freehold
14, The Cloisters, Grimsby DN37 9QX	DN37 9QX	DN37 9	08/07/2024	205000	214065	FALSE	House	Semi_Detach	89	2303.37	2405.22	Freehold
98, Albatross Drive, Grimsby DN37 9PE	DN37 9PE	DN37 9	16/05/2025	162000	166322	FALSE	House	Semi_Detach	69	2347.83	2410.46	Freehold
6, Bowfield Close, Grimsby DN37 9EG	DN37 9EG	DN37 9	10/11/2023	160000	166908	FALSE	Bungalow	Semi_Detach	69	2318.84	2418.96	Freehold
297, St Nicholas Drive, Grimsby DN37 9RR	DN37 9RR	DN37 9	15/07/2022	173000	176742	FALSE	House	Semi_Detach	73	2369.86	2421.12	Freehold
59, St Nicholas Drive, Grimsby DN37 9QE	DN37 9QE	DN37 9	27/03/2023	185000	201483	FALSE	House	Semi_Detach	83	2228.92	2427.51	Freehold
48, Grey Friars, Grimsby DN37 9QT	DN37 9QT	DN37 9	20/06/2024	190000	199404	FALSE	House	Semi_Detach	82	2317.07	2431.76	Freehold
6, Albatross Drive, Grimsby DN37 9PE	DN37 9PE	DN37 9	28/03/2025	267500	268025	FALSE	House	Detached	110	2431.82	2436.59	Freehold
18, Fortuna Way, Grimsby DN37 9SL	DN37 9SL	DN37 9	25/04/2022	170000	182898	FALSE	House	Detached	75	2266.67	2438.64	Freehold
53, Fortuna Way, Grimsby DN37 9SJ	DN37 9SJ	DN37 9	16/06/2025	202500	210114	FALSE	House	Detached	86	2354.65	2443.19	Freehold
46, Defender Drive, Grimsby DN37 9PQ	DN37 9PQ	DN37 9	02/07/2025	220000	234713	FALSE	House	Detached	96	2291.67	2444.93	Freehold
38, Albatross Drive, Grimsby DN37 9PE	DN37 9PE	DN37 9	27/03/2025	210000	210412	FALSE	House	Detached	86	2441.86	2446.65	Freehold
43, Aylesby Road, Great Coates, Grimsby DN37 9NT	DN37 9NT	DN37 9	25/10/2024	195000	191053	FALSE	House	Flat	78	2500	2449.4	Freehold
38, Candlesby Road, Grimsby DN37 9RA	DN37 9RA	DN37 9	28/03/2022	148000	161695	FALSE	Bungalow	Semi_Detach	66	2242.42	2449.92	Freehold
33, Candlesby Road, Grimsby DN37 9RB	DN37 9RB	DN37 9	05/07/2024	155000	161854	FALSE	Bungalow	Semi_Detach	66	2348.48	2452.33	Freehold
33, Station Road, Great Coates, Grimsby DN37 9NL	DN37 9NL	DN37 9	05/06/2024	340000	355676	FALSE	Bungalow	Detached	145	2344.83	2452.94	Freehold
14, Grey Friars, Grimsby DN37 9QT	DN37 9QT	DN37 9	13/02/2025	147500	150248	FALSE	House	Semi_Detach	61	2418.03	2463.08	Freehold
42, Station Road, Great Coates, Grimsby DN37 9NN	DN37 9NN	DN37 9	17/03/2025	159950	161191	FALSE	House	Semi_Detach	65	2460.77	2479.86	Freehold
31, Mayfair Drive West, Grimsby DN37 9QP	DN37 9QP	DN37 9	24/07/2025	338000	360604	FALSE	House	Detached	145	2331.03	2486.92	Freehold
81, Faulding Way, Grimsby DN37 9SD	DN37 9SD	DN37 9	22/03/2024	212000	222230	FALSE	House	Detached	89	2382.02	2496.97	Freehold
2, Robin Walk, Great Coates, Grimsby DN37 9HP	DN37 9HP	DN37 9	12/12/2025	302000	299652	FALSE	House	Detached	120	2516.67	2497.1	Freehold
3, Cormorant Drive, Grimsby DN37 9PA	DN37 9PA	DN37 9	27/09/2024	270000	279868	FALSE	House	Detached	112	2410.71	2498.82	Freehold
48, Waby Close, Grimsby DN37 9HN	DN37 9HN	DN37 9	02/06/2023	245000	249895	FALSE	House	Detached	99	2474.75	2524.19	Freehold
1, Fortuna Way, Grimsby DN37 9SH	DN37 9SH	DN37 9	01/11/2024	189950	194914	FALSE	Bungalow	Detached	77	2466.88	2531.35	Freehold
28, Blackthorn Drive, Great Coates, Grimsby DN37 9PX	DN37 9PX	DN37 9	10/05/2024	322500	337024	FALSE	House	Detached	133	2424.81	2534.02	Freehold
37, Faulding Way, Grimsby DN37 9SD	DN37 9SD	DN37 9	02/06/2023	183000	192612	FALSE	House	Terraced	76	2407.89	2534.37	Freehold
3, Churchwood, Great Coates Road, Great Coates, Grim	DN37 9NS	DN37 9	13/06/2023	225000	236818	FALSE	House	Terraced	93	2419.35	2546.43	Freehold
18, Holme Farm Close, Great Coates, Grimsby DN37 9N	DN37 9NZ	DN37 9	16/02/2024	170000	179123	FALSE	House	Detached	70	2428.57	2558.9	Freehold
20, Station Road, Great Coates, Grimsby DN37 9NN	DN37 9NN	DN37 9	27/08/2025	210000	222643	FALSE	House	Semi_Detach	87	2413.79	2559.11	Freehold
9, Team Gate, Grimsby DN37 9RS	DN37 9RS	DN37 9	12/09/2025	195000	204830	FALSE	Bungalow	Detached	80	2437.5	2560.38	Freehold
5, Churchwood, Great Coates Road, Great Coates, Grim	DN37 9NS	DN37 9	14/02/2024	222000	238233	FALSE	House	Terraced	93	2387.1	2561.65	Freehold
105, St Nicholas Drive, Grimsby DN37 9QE	DN37 9QE	DN37 9	29/06/2023	180000	187020	FALSE	House	Semi_Detach	73	2465.75	2561.92	Freehold
24, Timberley Drive, Grimsby DN37 9QY	DN37 9QY	DN37 9	29/09/2023	220000	223059	FALSE	House	Detached	87	2528.74	2563.9	Freehold
21, Gedney Close, Grimsby DN37 9SB	DN37 9SB	DN37 9	05/09/2025	200000	211179	FALSE	House	Semi_Detach	82	2439.02	2575.35	Freehold
43, Meadowbank, Great Coates, Grimsby DN37 9PG	DN37 9PG	DN37 9	10/01/2025	282500	283611	FALSE	House	Detached	110	2568.18	2578.28	Freehold
42, Priory Road, Grimsby DN37 9QH	DN37 9QH	DN37 9	18/02/2022	223000	240680	FALSE	House	Detached	93	2397.85	2587.96	Freehold
9, Cyrano Way, Grimsby DN37 9SQ	DN37 9SQ	DN37 9	01/09/2022	178000	178858	FALSE	House	Terraced	69	2579.71	2592.14	Freehold
32, Candlesby Road, Grimsby DN37 9RA	DN37 9RA	DN37 9	16/06/2023	170000	176630	FALSE	Bungalow	Semi_Detach	68	2500	2597.5	Freehold
27, The Cloisters, Grimsby DN37 9QX	DN37 9QX	DN37 9	17/05/2024	210000	221064	FALSE	House	Semi_Detach	85	2470.59	2600.75	Freehold
12, Holme Farm Close, Great Coates, Grimsby DN37 9N	DN37 9NZ	DN37 9	25/09/2023	175000	177433	FALSE	House	Detached	68	2573.53	2609.31	Freehold
43, Oakwood Drive, Grimsby DN37 9RN	DN37 9RN	DN37 9	22/07/2022	175000	178786	FALSE	Bungalow	Semi_Detach	68	2573.53	2629.21	Freehold
46, Cormorant Drive, Grimsby DN37 9PD	DN37 9PD	DN37 9	16/02/2024	227500	239708	FALSE	House	Detached	91	2500	2634.15	Freehold
19, Oakwood Drive, Grimsby DN37 9RN	DN37 9RN	DN37 9	09/09/2025	175000	184782	FALSE	Bungalow	Semi_Detach	70	2500	2639.74	Freehold
20, Cormorant Drive, Grimsby DN37 9PB	DN37 9PB	DN37 9	31/03/2023	234000	254849	FALSE	House	Semi_Detach	96	2437.5	2654.68	Freehold
199, St Nicholas Drive, Grimsby DN37 9RE	DN37 9RE	DN37 9	03/05/2024	207000	217906	FALSE	House	Semi_Detach	82	2524.39	2657.39	Freehold
39, Cyrano Way, Grimsby DN37 9SQ	DN37 9SQ	DN37 9	01/06/2022	138500	146390	FALSE	House	Semi_Detach	55	2518.18	2661.64	Freehold
1, Churchwood, Great Coates Road, Great Coates, Grim	DN37 9NS	DN37 9	09/05/2023	230000	247583	FALSE	House	Terraced	93	2473.12	2662.18	Freehold
1, Fernhill, Grimsby DN37 9QN	DN37 9QN	DN37 9	28/07/2022	180000	181601	FALSE	Bungalow	Detached	68	2647.06	2670.6	Freehold
29, Meadowbank, Great Coates, Grimsby DN37 9PG	DN37 9PG	DN37 9	17/07/2024	260000	270601	FALSE	House	Detached	101	2574.26	2679.22	Freehold
181, Sanctuary Way, Grimsby DN37 9RY	DN37 9RY	DN37 9	18/05/2022	222181	235074	FALSE	House	Detached	87.22	2547.36	2695.18	Freehold
53, Cyrano Way, Grimsby DN37 9SQ	DN37 9SQ	DN37 9	31/05/2024	185000	194747	FALSE	Bungalow	Semi_Detach	72	2569.44	2704.82	Freehold
25, Meadowbank, Great Coates, Grimsby DN37 9PG	DN37 9PG	DN37 9	06/12/2023	275000	287679	FALSE	Bungalow	Detached	106	2594.34	2713.95	Freehold
31, Oakwood Drive, Grimsby DN37 9RN	DN37 9RN	DN37 9	16/05/2025	193000	198149	FALSE	Bungalow	Semi_Detach	73	2643.84	2714.37	Freehold
41, Albatross Drive, Grimsby DN37 9PR	DN37 9PR	DN37 9	10/05/2022	225000	238057	FALSE	Bungalow	Detached	86	2616.28	2768.1	Freehold
14, Fortuna Way, Grimsby DN37 9SL	DN37 9SL	DN37 9	19/09/2025	240000	252099	FALSE	House	Detached	91	2637.36	2770.32	Freehold
173, Sanctuary Way, Grimsby DN37 9RX	DN37 9RX	DN37 9	05/12/2025	200000	199808	FALSE	House	Semi_Detach	71	2816.9	2814.2	Freehold
14, Holme Farm Close, Great Coates, Grimsby DN37 9N	DN37 9NZ	DN37 9	16/01/2026	272500	269595	FALSE	House	Detached	95	2868.42	2837.84	Freehold
21, Defender Drive, Grimsby DN37 9PS	DN37 9PS	DN37 9	16/05/2024	165000	173693	FALSE	House	Semi_Detach	61	2704.92	2847.43	Freehold
49, Cyrano Way, Grimsby DN37 9SQ	DN37 9SQ	DN37 9	23/08/2024	165000	170922	FALSE	Bungalow	Semi_Detach	60	2750	2848.7	Freehold
78, Station Road, Great Coates, Grimsby DN37 9NN	DN37 9NN	DN37 9	14/03/2022	225000	245820	FALSE	House	Semi_Detach	86	2616.28	2858.37	Freehold
10, Bracken Place, Grimsby DN37 9RJ	DN37 9RJ	DN37 9	16/09/2024	162000	168655	FALSE	Bungalow	Semi_Detach	59	2745.76	2858.56	Freehold
20, Woad Lane, Great Coates, Grimsby DN37 9NE	DN37 9NE	DN37 9	26/06/2025	210000	221064	FALSE	House	Semi_Detach	77	2727.27	2870.96	Freehold
27, Fortuna Way, Grimsby DN37 9SH	DN37 9SH	DN37 9	07/09/2022	154000	155045	FALSE	Bungalow	Semi_Detach	54	2851.85	2871.2	Freehold
3, Osprey Drive, Great Coates, Grimsby DN37 9HT	DN37 9HT	DN37 9	13/01/2025	350000	351377	FALSE	House	Detached	122	2868.85	2880.14	Freehold
27, Priory Road, Grimsby DN37 9QH	DN37 9QH	DN37 9	23/03/2023	210000	223577	FALSE	Bungalow	Detached	77	2727.27	2903.6	Freehold
9, Meadowbank, Great Coates, Grimsby DN37 9PG	DN37 9PG	DN37 9	20/04/2022	330000	355037	FALSE	House	Detached	122	2704.92	2910.14	Freehold
27, Cyrano Way, Grimsby DN37 9SQ	DN37 9SQ	DN37 9	15/12/2022	163000	166036	FALSE	Bungalow	Semi_Detach	57	2859.65	2912.91	Freehold
19, Fortuna Way, Grimsby DN37 9SH	DN37 9SH	DN37 9	20/12/2024	136000	138127	FALSE	House	Semi_Detach	47	2893.62	2938.87	Freehold
11, Gloria Way, Grimsby DN37 9SW	DN37 9SW	DN37 9	10/01/2025	270000	271062	FALSE	Bungalow	Detached	91	2967.03	2978.7	Freehold
41, Cyrano Way, Grimsby DN37 9SQ	DN37 9SQ	DN37 9	18/02/2022	146000	161034	FALSE	House	Semi_Detach	54	2703.7	2982.11	Freehold
5, Bywood Place, Grimsby DN37 9RH	DN37 9RH	DN37 9	30/10/2025	180000	185352	FALSE	Bungalow	Semi_Detach	62	2903.23	2989.55	Freehold
49, Woad Lane, Great Coates, Grimsby DN37 9NB	DN37 9NB	DN37 9	26/11/2025	220000	222354	FALSE	Bungalow	Semi_Detach	74	2972.97	3004.78	Freehold
6, Cormorant Drive, Grimsby DN37 9PB	DN37 9PB	DN37 9	10/02/2023	160000	171558	FALSE	Bungalow	Semi_Detach	57	2807.02	3009.79	Freehold
2, Blackthorn Drive, Great Coates, Grimsby DN37 9PX	DN37 9PX	DN37 9	14/04/2022	315000	338899	FALSE	House	Detached	112	2812.5	3025.88	Freehold
16, Cyrano Way, Grimsby DN37 9SG	DN37 9SG	DN37 9	26/08/2022	147000	148713	FALSE	House	Terraced	49	3000	3034.96	Freehold
3, Bywood Place, Grimsby DN37 9RH	DN37 9RH	DN37 9	20/06/2024	163000	171068	FALSE	Bungalow	Semi_Detach	56	2910.71	3054.79	Freehold
24, Blackthorn Drive, Great Coates, Grimsby DN37 9PX	DN37 9PX	DN37 9	28/10/2025	440000	450592	FALSE	House	Detached	147	2993.2	3065.25	Freehold
65, Meadowbank, Great Coates, Grimsby DN37 9PL	DN37 9PL	DN37 9	21/01/2022	175000	193843	FALSE	Bungalow	Semi_Detach	63	2777.78	3076.87	Freehold
46, Albatross Drive, Grimsby DN37 9PE	DN37 9PE	DN37 9	11/06/2024	219950	230091	FALSE	Bungalow	Detached	73	3013.01	3151.93	Freehold
39, Defender Drive, Grimsby DN37 9PS	DN37 9PS	DN37 9	18/08/2025	145000	152939	FALSE	Bungalow	Detached	48	3020.83	3186.23	Freehold
59, Fortuna Way, Grimsby DN37 9SJ	DN37 9SJ	DN37 9	21/08/2025	217500	229409	FALSE	Bungalow	Detached	69	3152.17	3324.77	Freehold
12, Meadowbank, Great Coates, Grimsby DN37 9PG	DN37 9PG	DN37 9	17/07/2024	265000	275805	FALSE	Bungalow	Detached	77	3441.56	3581.88	Freehold
27, Foxhill, Grimsby DN37 9QL	DN37 9QL	DN37 9	10/08/2022	245000	245240	FALSE	Bungalow	Detached	66	3712.12	3715.76	Freehold
77, Cyrano Way, Grimsby DN37 9SQ	DN37 9SQ	DN37 9	15/09/2023	210000	212920	FALSE	Bungalow	Detached	54	3888.89	3942.96	Freehold
		DN37 9 Average							91.3304762	2170.95344	2253.07297	
44, Craik Hill Avenue, Immingham DN40 1LP	DN40 1LP	DN40 1	16/06/2023	160000	166240	FALSE	House	Semi_Detach	96	1666.67	1731.67	Freehold
2, Oban Court, Immingham DN40 1NA	DN40 1NA	DN40 1	27/03/2024	115000	121923	FALSE	House	Semi_Detach	70	1642.86	1741.76	Freehold
20, Talbot Road, Immingham DN40 1EX	DN40 1EX	DN40 1	19/01/2024	125000	132661	FALSE	House	Semi_Detach	76	1644.74	1745.54	Freehold
12, Jersey Place, Immingham DN40 1PZ	DN40 1PZ	DN40 1	10/01/2024	125000	132661	FALSE	House	Semi_Detach	76	1644.74	1745.54	Freehold
40, Pilgrim Avenue, Immingham DN40 1DH	DN40 1DH	DN40 1	12/05/2022	162000	174604	FALSE	House	Semi_Detach	100	1620	1746.04	Freehold
5, Alderney Way, Immingham DN40 1RB	DN40 1RB	DN40 1	05/04/2022	200000	215174	FALSE	House	Detached	123	1626.02	1749.38	Freehold
36, Pamela Road, Immingham DN40 1EB	DN40 1EB	DN40 1	06/09/2024	126500	131697	FALSE	House	Semi_Detach	75	1686.67	1755.96	Freehold
12, Brewster Avenue, Immingham DN40 1DN	DN40 1DN	DN40 1	03/12/2025	125000	124880	FALSE	House	Semi_Detach	71	1760.56	1758.87	Freehold
53, Waterworks Street, Immingham DN40 1AT	DN40 1AT	DN40 1	21/07/2022	150000	153245	FALSE	House	Semi_Detach	87	1724.14	1761.44	Freehold
51, Pamela Road, Immingham DN40 1DX	DN40 1DX	DN40 1	22/08/2025	130000	137827	FALSE	House	Semi_Detach	78	1666.67	1767.01	Freehold
332, Pelham Road, Immingham DN40 1PU	DN40 1PU	DN40 1	20/10/2023	205000	207644	FALSE	House	Detached	117	1752.14	1774.74	Freehold
3, Larch Close, Immingham DN40 1BJ	DN40 1BJ	DN40 1	26/06/2025	132000	138954	FALSE	House	Semi_Detach	78	1692.31	1781.46	Freehold
32, Craik Hill Avenue, Immingham DN40 1LP	DN40 1LP	DN40 1	07/06/2022	145000	153260	FALSE	House	Semi_Detach	86	1686.05	1782.09	Freehold
8, Kishorn Court, Immingham DN40 1PN	DN40 1PN	DN40 1	21/01/2022	140000	155075	FALSE	House	Semi_Detach	87	1609.2	1782.47	Freehold
7, Highland Tarn, Immingham DN40 1PG	DN40 1PG	DN40 1	21/07/2025	126000	135662	FALSE	House	Semi_Detach	76	1657.89	1785.03	Freehold
29, Kishorn Court, Immingham DN40 1PN	DN40 1PN	DN40 1	10/10/2025	165000	169906	FALSE	House	Semi_Detach	95	1736.84	1788.48	Freehold
20, Pelham Road, Immingham DN40 1AB	DN40 1AB	DN40 1	25/10/2024	137000	142059	FALSE	House	Semi_Detach	79	1734.18	1798.22	Freehold
43, Princess Street, Immingham DN40 1LH	DN40 1LH	DN40 1	24/03/2025	175000	176358	FALSE	Bungalow	Semi_Detach	98	1785.71	1799.57	Freehold
326, Pelham Road, Immingham DN40 1PT	DN40 1PT	DN40 1	23/01/2024	155000	164499	FALSE	House	Semi_Detach	91	1703.3	1807.68	Freehold
14, Pilgrim Avenue, Immingham DN40 1LF	DN40 1LF	DN40 1	12/01/2023	150000	155850	FALSE	House	Semi_Detach	86	1744.19	1812.21	Freehold
9, Hawthorn Avenue, Immingham DN40 1AR	DN40 1AR	DN40 1	19/07/2023	120000	127202	FALSE	House	Terraced	70	1714.29	1817.17	Freehold
3, Anglesey Drive, Immingham DN40 1RE	DN40 1RE	DN40 1	19/05/2023	168500	178281	FALSE	House	Semi_Detach	98	1719.39	1819.19	Freehold
3, Jersey Place, Immingham DN40 1PZ	DN40 1PZ	DN40 1	28/07/2023	125000	131187	FALSE	House	Semi_Detach	72	1736.11	1822.04	Freehold
27, Brewster Avenue, Immingham DN40 1DW	DN40 1DW	DN40 1	06/02/2025	145000	147701	FALSE	House	Semi_Detach	81	1790.12	1823.47	Freehold
57, Stallingborough Road, Immingham DN40 1NW	DN40 1NW	DN40 1	01/10/2025	163000	167846	FALSE	House	Semi_Detach	92	1771.74	1824.41	Freehold
23, Thornton Place, Immingham DN40 1ND	DN40 1ND	DN40 1	27/10/2023	135000	138739	FALSE	House	Semi_Detach	76	1776.32	1825.51	Freehold
35, Humberville Road, Immingham DN40 1AX	DN40 1AX	DN40 1	06/06/2025	137000	144218	FALSE	House	Semi_Detach	79	1734.18	1825.54	Freehold
351, Pelham Road, Immingham DN40 1NF	DN40 1NF	DN40 1	22/11/2024	115000	118891	FALSE	Bungalow	Semi_Detach	65	1769.23	1829.09	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
2, Hamish Walk, Immingham DN40 1PP	DN40 1PP	DN40 1	05/01/2026	245000	242389	FALSE	House	Detached	132	1856.06	1836.28	Freehold
75, Pilgrim Avenue, Immingham DN40 1DJ	DN40 1DJ	DN40 1	31/08/2023	143500	148783	FALSE	House	Terraced	81	1771.6	1836.83	Freehold
51, Waterworks Street, Immingham DN40 1AT	DN40 1AT	DN40 1	19/12/2022	157000	159925	FALSE	House	Semi_Detach	87	1804.6	1838.22	Freehold
2, Jersey Place, Immingham DN40 1PZ	DN40 1PZ	DN40 1	05/07/2024	126000	131572	FALSE	House	Semi_Detach	71	1774.65	1853.13	Freehold
14, Thornton Place, Immingham DN40 1ND	DN40 1ND	DN40 1	01/11/2022	161000	163199	FALSE	House	Semi_Detach	88	1829.55	1854.53	Freehold
5, Chestnut Avenue, Immingham DN40 1BH	DN40 1BH	DN40 1	11/07/2025	126000	135662	FALSE	House	Semi_Detach	73	1726.03	1858.38	Freehold
230, Pelham Road, Immingham DN40 1QE	DN40 1QE	DN40 1	15/05/2023	120000	129174	FALSE	House	Terraced	69	1739.13	1872.09	Freehold
6, Chestnut Avenue, Immingham DN40 1BH	DN40 1BH	DN40 1	19/02/2025	132500	134968	FALSE	House	Semi_Detach	72	1840.28	1874.56	Freehold
85, Pilgrim Avenue, Immingham DN40 1DJ	DN40 1DJ	DN40 1	22/07/2022	138000	140985	FALSE	House	Semi_Detach	75	1840	1879.8	Freehold
44, Spring Street, Immingham DN40 1BA	DN40 1BA	DN40 1	23/02/2024	130000	139506	FALSE	House	Terraced	74	1756.76	1885.22	Freehold
51, Margaret Street, Immingham DN40 1JZ	DN40 1JZ	DN40 1	25/03/2022	105000	115655	FALSE	House	Terraced	61	1721.31	1895.98	Freehold
13, Kinloch Way, Immingham DN40 1PL	DN40 1PL	DN40 1	17/04/2025	155000	156051	FALSE	House	Semi_Detach	82	1890.24	1903.06	Freehold
4, Eaton Road, Immingham DN40 1DY	DN40 1DY	DN40 1	01/10/2024	100000	103693	FALSE	Bungalow	Semi_Detach	54	1851.85	1920.24	Freehold
43, Stallingborough Road, Immingham DN40 1NW	DN40 1NW	DN40 1	22/11/2022	180000	182451	FALSE	House	Terraced	95	1894.74	1920.54	Freehold
21, Chestnut Avenue, Immingham DN40 1BH	DN40 1BH	DN40 1	12/01/2024	120000	127354	FALSE	House	Semi_Detach	66	1818.18	1929.61	Freehold
26, Oban Court, Immingham DN40 1NA	DN40 1NA	DN40 1	31/10/2022	171000	173844	FALSE	House	Semi_Detach	90	1900	1931.6	Freehold
6, Willows Garth, Immingham DN40 1NS	DN40 1NS	DN40 1	18/07/2024	342000	355945	FALSE	House	Detached	184	1858.7	1934.48	Freehold
304, Pelham Road, Immingham DN40 1PT	DN40 1PT	DN40 1	27/01/2023	385000	393085	FALSE	House	Detached	202	1905.94	1945.97	Freehold
43, Thornton Place, Immingham DN40 1NE	DN40 1NE	DN40 1	07/12/2023	140500	149263	FALSE	Bungalow	Semi_Detach	76	1848.68	1963.99	Freehold
172, Pelham Road, Immingham DN40 1QD	DN40 1QD	DN40 1	14/03/2025	162000	163257	FALSE	House	Semi_Detach	83	1951.81	1966.95	Freehold
9, Guernsey Grove, Immingham DN40 1RD	DN40 1RD	DN40 1	01/10/2025	250000	256018	FALSE	House	Detached	130	1923.08	1969.37	Freehold
7, Paddock Court, Immingham DN40 1LS	DN40 1LS	DN40 1	26/09/2025	180000	189074	FALSE	House	Detached	96	1875	1969.52	Freehold
9, Hamish Walk, Immingham DN40 1PP	DN40 1PP	DN40 1	01/08/2022	150000	150147	FALSE	Bungalow	Detached	76	1973.68	1975.62	Freehold
81, Waterworks Street, Immingham DN40 1AT	DN40 1AT	DN40 1	04/06/2024	130000	136434	FALSE	House	Semi_Detach	69	1884.06	1977.3	Freehold
2, Kinloch Way, Immingham DN40 1PL	DN40 1PL	DN40 1	16/12/2022	167000	170111	FALSE	House	Semi_Detach	86	1941.86	1978.03	Freehold
5, Mullway, Immingham DN40 1RF	DN40 1RF	DN40 1	18/02/2025	157500	160434	FALSE	House	Semi_Detach	79	1993.67	2030.81	Freehold
188, Pelham Road, Immingham DN40 1QD	DN40 1QD	DN40 1	04/02/2022	160000	172685	FALSE	Bungalow	Detached	85	1882.35	2031.59	Freehold
1, Oban Court, Immingham DN40 1NA	DN40 1NA	DN40 1	26/08/2025	160000	169633	FALSE	House	Semi_Detach	83	1927.71	2043.77	Freehold
349, Pelham Road, Immingham DN40 1NF	DN40 1NF	DN40 1	20/01/2025	147500	149807	FALSE	Bungalow	Semi_Detach	73	2020.55	2052.15	Freehold
22, Anglesey Drive, Immingham DN40 1RE	DN40 1RE	DN40 1	03/07/2023	225000	232515	FALSE	House	Detached	113	1991.15	2057.65	Freehold
6, Bowman Way, Immingham DN40 1PF	DN40 1PF	DN40 1	06/02/2023	150000	160836	FALSE	House	Semi_Detach	78	1923.08	2062	Freehold
15, Perth Way, Immingham DN40 1PW	DN40 1PW	DN40 1	14/08/2025	150000	159031	FALSE	House	Semi_Detach	77	1948.05	2065.34	Freehold
8, Perth Way, Immingham DN40 1PW	DN40 1PW	DN40 1	01/08/2022	145000	146837	FALSE	House	Semi_Detach	71	2042.25	2068.13	Freehold
33, Chestnut Avenue, Immingham DN40 1BH	DN40 1BH	DN40 1	24/11/2023	139000	145001	FALSE	House	Semi_Detach	70	1985.71	2071.44	Freehold
37, Jersey Place, Immingham DN40 1PZ	DN40 1PZ	DN40 1	11/07/2025	146500	157734	FALSE	House	Semi_Detach	76	1927.63	2075.45	Freehold
283, Pelham Road, Immingham DN40 1JU	DN40 1JU	DN40 1	25/07/2025	145000	156119	FALSE	House	Semi_Detach	75	1933.33	2081.59	Freehold
29, Stallingborough Road, Immingham DN40 1NL	DN40 1NL	DN40 1	21/03/2025	175000	176358	FALSE	House	Semi_Detach	84	2083.33	2099.5	Freehold
93, Margaret Street, Immingham DN40 1LE	DN40 1LE	DN40 1	05/01/2024	159000	168745	FALSE	House	Semi_Detach	80	1987.5	2109.31	Freehold
19, Thornton Place, Immingham DN40 1ND	DN40 1ND	DN40 1	24/01/2022	160000	177228	FALSE	House	Semi_Detach	84	1904.76	2109.86	Freehold
24, Oban Court, Immingham DN40 1NA	DN40 1NA	DN40 1	03/05/2024	180000	188106	FALSE	House	Detached	89	2022.47	2113.55	Freehold
14, Mull Way, Immingham DN40 1RF	DN40 1RF	DN40 1	25/11/2022	270000	268946	FALSE	House	Detached	127	2125.98	2117.69	Freehold
1, Willows Garth, Immingham DN40 1NS	DN40 1NS	DN40 1	11/04/2024	395000	415768	FALSE	House	Detached	196	2015.31	2121.27	Freehold
300, Pelham Road, Immingham DN40 1PT	DN40 1PT	DN40 1	18/04/2024	156500	166091	FALSE	House	Semi_Detach	78	2006.41	2129.37	Freehold
1, Shetland Way, Immingham DN40 1RJ	DN40 1RJ	DN40 1	19/07/2024	228000	237297	FALSE	House	Detached	111	2054.05	2137.81	Freehold
196, Pelham Road, Immingham DN40 1QE	DN40 1QE	DN40 1	11/03/2022	141000	154047	FALSE	Bungalow	Semi_Detach	72	1958.33	2139.54	Freehold
31, Queens Road, Immingham DN40 1QR	DN40 1QR	DN40 1	05/05/2023	258024	267183	FALSE	Bungalow	Detached	124	2080.84	2154.7	Freehold
41, Princess Street, Immingham DN40 1LH	DN40 1LH	DN40 1	09/12/2022	155000	155152	FALSE	House	Detached	72	2152.78	2154.89	Freehold
40, Jersey Place, Immingham DN40 1PZ	DN40 1PZ	DN40 1	09/01/2026	165000	163896	FALSE	House	Semi_Detach	76	2171.05	2156.53	Freehold
4, Queens Road, Immingham DN40 1QR	DN40 1QR	DN40 1	25/07/2024	200000	208400	FALSE	House	Terraced	96.51	2072.32	2159.36	Freehold
9, Highland Tarn, Immingham DN40 1PG	DN40 1PG	DN40 1	10/06/2022	176000	186026	FALSE	House	Semi_Detach	86	2046.51	2163.09	Freehold
17, Thornton Place, Immingham DN40 1ND	DN40 1ND	DN40 1	08/04/2022	160000	175544	FALSE	House	Semi_Detach	81	1975.31	2167.21	Freehold
5, Orkney Place, Immingham DN40 1RL	DN40 1RL	DN40 1	01/02/2022	168500	185851	FALSE	House	Semi_Detach	85	1982.35	2186.48	Freehold
45, Stallingborough Road, Immingham DN40 1NW	DN40 1NW	DN40 1	17/02/2023	199950	214394	FALSE	House	Semi_Detach	98	2040.31	2187.69	Freehold
12, Guernsey Grove, Immingham DN40 1RD	DN40 1RD	DN40 1	14/08/2024	180000	186012	FALSE	Bungalow	Detached	85	2117.65	2188.38	Freehold
8, Mull Way, Immingham DN40 1RF	DN40 1RF	DN40 1	18/05/2022	159950	172394	FALSE	House	Semi_Detach	78	2050.64	2210.18	Freehold
23, Jersey Place, Immingham DN40 1PZ	DN40 1PZ	DN40 1	16/12/2022	165000	168074	FALSE	House	Semi_Detach	76	2171.05	2211.5	Freehold
4, Hume Brae, Immingham DN40 1PA	DN40 1PA	DN40 1	21/01/2022	157500	170347	FALSE	Bungalow	Detached	76	2072.37	2241.41	Freehold
2, Thornton Place, Immingham DN40 1ND	DN40 1ND	DN40 1	24/06/2024	160000	167919	FALSE	House	Semi_Detach	74	2162.16	2269.18	Freehold
87, Margaret Street, Immingham DN40 1LE	DN40 1LE	DN40 1	04/08/2025	249950	263635	FALSE	House	Detached	116	2154.74	2272.72	Freehold
85a, Margaret Street, Immingham DN40 1LE	DN40 1LE	DN40 1	22/03/2024	154950	164279	FALSE	Bungalow	Semi_Detach	72	2152.08	2281.65	Freehold
50, Jersey Place, Immingham DN40 1PZ	DN40 1PZ	DN40 1	28/07/2023	155000	162672	FALSE	House	Semi_Detach	71	2183.1	2291.15	Freehold
6, Paddock Court, Immingham DN40 1LS	DN40 1LS	DN40 1	10/11/2025	220000	221083	FALSE	House	Detached	96	2291.67	2302.95	Freehold
7, Jersey Place, Immingham DN40 1PZ	DN40 1PZ	DN40 1	11/10/2024	162500	167251	FALSE	House	Detached	72	2256.94	2322.93	Freehold
46, Stallingborough Road, Immingham DN40 1NT	DN40 1NT	DN40 1	04/03/2024	240000	251581	FALSE	Bungalow	Detached	108	2222.22	2329.45	Freehold
108, Margaret Street, Immingham DN40 1LB	DN40 1LB	DN40 1	26/05/2022	260000	275088	FALSE	House	Detached	117	2222.22	2351.18	Freehold
1, Mckenzie Place, Immingham DN40 1NU	DN40 1NU	DN40 1	16/04/2025	175000	174487	FALSE	Bungalow	Detached	74	2364.86	2357.93	Freehold
5, Hume Brae, Immingham DN40 1NX	DN40 1NX	DN40 1	31/08/2022	180000	180176	FALSE	Bungalow	Detached	75	2400	2402.35	Freehold
419, Pelham Road, Immingham DN40 1NJ	DN40 1NJ	DN40 1	06/06/2025	205000	215800	FALSE	House	Semi_Detach	89	2303.37	2424.72	Freehold
7, Orkney Place, Immingham DN40 1RL	DN40 1RL	DN40 1	10/05/2022	195000	206316	FALSE	House	Detached	83	2349.4	2485.73	Freehold
28, Jersey Place, Immingham DN40 1PZ	DN40 1PZ	DN40 1	11/04/2022	142000	155795	FALSE	House	Semi_Detach	62	2290.32	2512.82	Freehold
13, Hume Brae, Immingham DN40 1NX	DN40 1NX	DN40 1	28/09/2023	179000	181489	FALSE	Bungalow	Detached	72	2486.11	2520.68	Freehold
2, Alderney Way, Immingham DN40 1RB	DN40 1RB	DN40 1	24/06/2024	249950	261474	FALSE	House	Detached	103	2426.7	2538.58	Freehold
12, Hamish Walk, Immingham DN40 1PP	DN40 1PP	DN40 1	20/07/2022	158000	161418	FALSE	Bungalow	Semi_Detach	63	2507.94	2562.19	Freehold
46a, Stallingborough Road, Immingham DN40 1NT	DN40 1NT	DN40 1	07/06/2024	300000	313968	FALSE	Bungalow	Other	120	2500	2616.4	Freehold
16, Hume Brae, Immingham DN40 1PD	DN40 1PD	DN40 1	22/01/2025	239500	240442	FALSE	Bungalow	Detached	88	2721.59	2732.3	Freehold
5, Jersey Place, Immingham DN40 1PZ	DN40 1PZ	DN40 1	16/05/2025	185000	187945	FALSE	House	Detached	62	2983.87	3031.37	Freehold
51, Stallingborough Road, Immingham DN40 1NW	DN40 1NW	DN40 1	21/01/2022	195000	215997	FALSE	House	Semi_Detach	68	2867.65	3176.43	Freehold
		DN40 1 Average							87.3286667	1966.55038	2051.95076	
24, Spinney Close, Immingham DN40 2JT	DN40 2JT	DN40 2	12/05/2022	138000	148737	FALSE	House	Semi_Detach	85	1623.53	1749.85	Freehold
1, Standish Lane, Immingham DN40 2HA	DN40 2HA	DN40 2	11/10/2024	200000	205847	FALSE	House	Detached	117	1709.4	1759.38	Freehold
4, Stainton Drive, Immingham DN40 2EE	DN40 2EE	DN40 2	20/04/2026	163000	160680	FALSE	House	Semi_Detach	91	1791.21	1765.71	Freehold
107, Woodlands Avenue, Immingham DN40 2JN	DN40 2JN	DN40 2	23/10/2024	128000	132727	FALSE	House	Semi_Detach	75	1706.67	1769.69	Freehold
9, Winslow Drive, Immingham DN40 2BG	DN40 2BG	DN40 2	14/10/2024	97500	101100	FALSE	Bungalow	Semi_Detach	57	1710.53	1773.68	Freehold
26, Pilgrims Way, Immingham DN40 2HD	DN40 2HD	DN40 2	23/02/2024	285000	300294	FALSE	House	Detached	169	1686.39	1776.89	Freehold
23, Calder Close, Immingham DN40 2DP	DN40 2DP	DN40 2	30/09/2025	100000	105041	FALSE	House	Detached	59	1694.92	1780.36	Freehold
49, Ancholme Avenue, Immingham DN40 2DR	DN40 2DR	DN40 2	09/05/2022	105000	113969	FALSE	House	Terraced	64	1640.63	1780.77	Freehold
6, Spinney Close, Immingham DN40 2JT	DN40 2JT	DN40 2	01/12/2023	132500	140764	FALSE	House	Semi_Detach	79	1677.22	1781.82	Freehold
28, Aire Close, Immingham DN40 2DT	DN40 2DT	DN40 2	16/08/2024	95000	98010	FALSE	House	Terraced	55	1727.27	1782	Freehold
23, Steeping Drive, Immingham DN40 2DS	DN40 2DS	DN40 2	08/05/2025	130000	132070	FALSE	House	Detached	74	1756.76	1784.73	Freehold
6, Burton Road, Immingham DN40 2NZ	DN40 2NZ	DN40 2	21/02/2025	145000	147701	FALSE	House	Semi_Detach	82	1768.29	1801.23	Freehold
12, Bradford Road, Immingham DN40 2BE	DN40 2BE	DN40 2	22/07/2022	114750	117232	FALSE	House	Semi_Detach	65	1765.38	1803.57	Freehold
27, Steeping Drive, Immingham DN40 2DS	DN40 2DS	DN40 2	14/02/2025	133000	135477	FALSE	House	Semi_Detach	75	1773.33	1806.36	Freehold
108d, Woodlands Avenue, Immingham DN40 2LN	DN40 2LN	DN40 2	18/02/2022	136000	146782	FALSE	House	Detached	81	1679.01	1812.12	Freehold
12, Winslow Drive, Immingham DN40 2BQ	DN40 2BQ	DN40 2	09/08/2024	175000	181281	FALSE	House	Semi_Detach	100	1750	1812.81	Freehold
16, Burton Road, Immingham DN40 2NZ	DN40 2NZ	DN40 2	26/02/2026	192000	188674	FALSE	House	Detached	104	1846.15	1814.17	Freehold
32, Burton Road, Immingham DN40 2NZ	DN40 2NZ	DN40 2	09/06/2025	150000	157903	FALSE	House	Semi_Detach	87	1724.14	1814.98	Freehold
62, Winslow Drive, Immingham DN40 2BZ	DN40 2BZ	DN40 2	19/04/2024	240000	252619	FALSE	House	Detached	139	1726.62	1817.4	Freehold
21, Ferndown Drive, Immingham DN40 2LR	DN40 2LR	DN40 2	05/07/2024	132500	138359	FALSE	House	Semi_Detach	76	1743.42	1820.51	Freehold
104, Ferndown Drive, Immingham DN40 2LP	DN40 2LP	DN40 2	24/03/2025	155000	155304	FALSE	House	Detached	85	1823.53	1827.11	Freehold
24, Aire Close, Immingham DN40 2DT	DN40 2DT	DN40 2	04/11/2022	106500	107950	FALSE	House	Terraced	59	1805.08	1829.66	Freehold
2, Sunningdale Drive, Immingham DN40 2LA	DN40 2LA	DN40 2	11/04/2025	115000	115780	FALSE	House	Semi_Detach	63	1825.4	1837.78	Freehold
56, Clyfton Crescent, Immingham DN40 2BT	DN40 2BT	DN40 2	30/10/2025	250000	256018	FALSE	House	Detached	139	1798.56	1841.86	Freehold
2, Ancholme Avenue, Immingham DN40 2DR	DN40 2DR	DN40 2	10/03/2025	110000	110854	FALSE	House	Semi_Detach	60	1833.33	1847.57	Freehold
98, Woodlands Avenue, Immingham DN40 2LN	DN40 2LN	DN40 2	17/06/2022	159950	166302	FALSE	House	Detached	90	1777.22	1847.8	Freehold
61, Clyfton Crescent, Immingham DN40 2AZ	DN40 2AZ	DN40 2	15/04/2024	132500	140621	FALSE	House	Semi_Detach	76	1743.42	1850.28	Freehold
50, Heale Drive, Immingham DN40 2FD	DN40 2FD	DN40 2	10/06/2022	219950	228685	TRUE	House	Detached	123	1788.21	1859.23	Freehold
7, Bluestone Lane, Immingham DN40 2DU	DN40 2DU	DN40 2	23/02/2023	121000	130250	FALSE	House	Terraced	70	1728.57	1860.71	Freehold
47, Woodlands Avenue, Immingham DN40 2JA	DN40 2JA	DN40 2	05/12/2022	149950	152743	FALSE	House	Semi_Detach	82	1828.66	1862.72	Freehold
16, Lansdown Road, Immingham DN40 2EW	DN40 2EW	DN40 2	30/05/2023	125000	132256	FALSE	Bungalow	Semi_Detach	71	1760.56	1862.76	Freehold
24b, Aire Close, Immingham DN40 2DT	DN40 2DT	DN40 2	25/07/2025	83000	89437	FALSE	House	Terraced	48	1729.17	1863.27	Freehold
39, Woodlands Avenue, Immingham DN40 2JA	DN40 2JA	DN40 2	07/06/2024	180000	188909	FALSE	House	Semi_Detach	101	1782.18	1870.39	Freehold
14, Church Lane, Immingham DN40 2EU	DN40 2EU	DN40 2	27/03/2025	200000	200393	FALSE	Bungalow	Detached	107	1869.16	1872.83	Freehold
34, Heale Drive, Immingham DN40 2FD	DN40 2FD	DN40 2	30/09/2022	229950	228384	TRUE	House	Detached	121	1900.41	1887.47	Freehold
3, Burton Road, Immingham DN40 2NZ	DN40 2NZ	DN40 2	19/10/2023	132000	135913	FALSE	House	Terraced	72	1833.33	1887.68	Freehold
29, Clyfton Crescent, Immingham DN40 2AZ	DN40 2AZ	DN40 2	24/01/2023	139950	145408	FALSE	Bungalow	Semi_Detach	77	1817.53	1888.42	Freehold
29, Valda Vale, Immingham DN40 2ED	DN40 2ED	DN40 2	12/05/2023	162500	171932	FALSE	House	Semi_Detach	91	1785.71	1889.36	Freehold
18, Clyfton Crescent, Immingham DN40 2BA	DN40 2BA	DN40 2	05/03/2025	137000	138063	FALSE	Bungalow	Semi_Detach	73	1876.71	1891.27	Freehold
20, Heale Drive, Immingham DN40 2FD	DN40 2FD	DN40 2	13/05/2022	219950	232714	TRUE	House	Detached	123	1788.21	1891.98	Freehold
119, Brocklesby Avenue, Immingham DN40 2AS	DN40 2AS	DN40 2	25/04/2022	190000	204415	FALSE	House	Detached	108	1759.26	1892.73	Freehold
8, Ainsworth Road, Immingham DN40 2BJ	DN40 2BJ	DN40 2	28/08/2024	240000	248016	FALSE	House	Detached	131	1832.06	1893.25	Freehold
44, Heale Drive, Immingham DN40 2FD	DN40 2FD	DN40 2	04/08/2022	249950	250195	TRUE	House	Detached	131	1908.02	1909.89	Freehold
1, Woodlands Avenue, Immingham DN40 2JA	DN40 2JA	DN40 2	20/07/2022	250000	252223	FALSE	House	Detached	132	1893.94	1910.78	Freehold
29, Spinney Close, Immingham DN40 2JT	DN40 2JT	DN40 2	09/06/2022	125000	132121	FALSE	House	Semi_Detach	69	1811.59	1914.8	Freehold
42, Heale Drive, Immingham DN40 2FD	DN40 2FD	DN40 2	05/08/2022	269950	270215	TRUE	House	Detached	141	1914.54	1916.42	Freehold
44, Burton Road, Immingham DN40 2NZ	DN40 2NZ	DN40 2	13/12/2024	155000	157879	FALSE	House	Terraced	82	1890.24	1925.35	Freehold
26, Woodlands Avenue, Immingham DN40 2JB	DN40 2JB	DN40 2	12/05/2023	155000	163997	FALSE	House	Semi_Detach	85	1823.53	1929.38	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
9, Burton Road, Immingham DN40 2NZ	DN40 2NZ	DN40 2	13/03/2026	158000	156643	FALSE	House	Semi_Detach	81	1950.62	1933.86	Freehold
7, Burton Road, Immingham DN40 2NZ	DN40 2NZ	DN40 2	25/04/2025	150000	150869	FALSE	House	Terraced	78	1923.08	1934.22	Freehold
79, Brocklesby Avenue, Immingham DN40 2AS	DN40 2AS	DN40 2	28/06/2022	188000	195466	FALSE	House	Detached	101	1861.39	1935.31	Freehold
25, Helen Crescent, Immingham DN40 2EB	DN40 2EB	DN40 2	22/11/2024	135000	139567	FALSE	House	Semi_Detach	72	1875	1938.43	Freehold
12, Brocklesby Avenue, Immingham DN40 2AT	DN40 2AT	DN40 2	02/08/2022	157000	158989	FALSE	House	Semi_Detach	82	1914.63	1938.89	Freehold
3, Allerton Way, Immingham DN40 2FF	DN40 2FF	DN40 2	16/12/2022	166950	170060	TRUE	House	Semi_Detach	87	1918.97	1954.71	Freehold
5, Maple Grove, Immingham DN40 2JH	DN40 2JH	DN40 2	19/04/2024	130000	136835	FALSE	Bungalow	Detached	70	1857.14	1954.79	Freehold
5, Berwick Court, Immingham DN40 2JX	DN40 2JX	DN40 2	01/09/2022	105000	105712	FALSE	House	Semi_Detach	54	1944.44	1957.63	Freehold
14, Heale Drive, Immingham DN40 2FD	DN40 2FD	DN40 2	28/10/2022	193950	193950	TRUE	House	Detached	99	1959.09	1959.09	Freehold
17, Sonja Crest, Immingham DN40 2EG	DN40 2EG	DN40 2	22/02/2024	136000	145076	FALSE	House	Semi_Detach	74	1837.84	1960.49	Freehold
6, Oaklands Road, Immingham DN40 2JQ	DN40 2JQ	DN40 2	08/08/2024	133000	137442	FALSE	Bungalow	Detached	70	1900	1963.46	Freehold
38, Heale Drive, Immingham DN40 2FD	DN40 2FD	DN40 2	02/09/2022	264950	263146	TRUE	House	Detached	134	1977.24	1963.78	Freehold
58, Ferndown Drive, Immingham DN40 2LP	DN40 2LP	DN40 2	09/02/2023	142000	149312	FALSE	House	Detached	76	1868.42	1964.63	Freehold
30, Heale Drive, Immingham DN40 2FD	DN40 2FD	DN40 2	23/09/2022	169950	171103	TRUE	House	Semi_Detach	87	1953.45	1966.7	Freehold
24a, Aire Close, Immingham DN40 2DT	DN40 2DT	DN40 2	01/02/2022	92500	102320	FALSE	House	Terraced	52	1778.85	1967.69	Freehold
16, Cedar Drive, Immingham DN40 2JE	DN40 2JE	DN40 2	11/07/2022	164000	165458	FALSE	Bungalow	Detached	84	1952.38	1969.74	Freehold
30, Beechwood Avenue, Immingham DN40 2JP	DN40 2JP	DN40 2	12/09/2022	135000	135916	FALSE	House	Semi_Detach	69	1956.52	1969.8	Freehold
32, Heale Drive, Immingham DN40 2FD	DN40 2FD	DN40 2	16/09/2022	259950	258180	TRUE	House	Detached	131	1984.35	1970.84	Freehold
33, Burton Road, Immingham DN40 2NZ	DN40 2NZ	DN40 2	20/10/2023	255000	258289	FALSE	House	Detached	131	1946.56	1971.67	Freehold
28, Brocklesby Avenue, Immingham DN40 2AT	DN40 2AT	DN40 2	24/11/2023	155000	161692	FALSE	House	Semi_Detach	82	1890.24	1971.85	Freehold
40, Heale Drive, Immingham DN40 2FD	DN40 2FD	DN40 2	19/08/2022	279950	280224	TRUE	House	Detached	142	1971.48	1973.41	Freehold
51, Steeping Drive, Immingham DN40 2DS	DN40 2DS	DN40 2	01/02/2023	186000	195578	FALSE	House	Detached	99	1878.79	1975.54	Freehold
2, Cedar Drive, Immingham DN40 2JE	DN40 2JE	DN40 2	10/12/2024	175000	175861	FALSE	Bungalow	Detached	89	1966.29	1975.97	Freehold
12, Heale Drive, Immingham DN40 2FD	DN40 2FD	DN40 2	11/11/2022	169950	172271	TRUE	House	Semi_Detach	87	1953.45	1980.13	Freehold
2, Roval Drive, Immingham DN40 2DZ	DN40 2DZ	DN40 2	11/09/2023	170000	172363	FALSE	Bungalow	Detached	87	1954.02	1981.18	Freehold
37, Brocklesby Avenue, Immingham DN40 2AS	DN40 2AS	DN40 2	10/06/2022	249950	259877	FALSE	House	Detached	131	1908.02	1983.79	Freehold
20, Brocklesby Avenue, Immingham DN40 2AT	DN40 2AT	DN40 2	19/12/2022	160000	162980	FALSE	House	Semi_Detach	82	1951.22	1987.56	Freehold
12, Lansdown Road, Immingham DN40 2EW	DN40 2EW	DN40 2	28/02/2024	140000	149343	FALSE	House	Semi_Detach	75	1866.67	1991.24	Freehold
102, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	21/03/2025	245000	245481	TRUE	House	Detached	123	1991.87	1995.78	Freehold
16, Robert Close, Immingham DN40 2EH	DN40 2EH	DN40 2	09/08/2022	150000	151901	FALSE	Bungalow	Semi_Detach	76	1973.68	1998.7	Freehold
36, Heale Drive, Immingham DN40 2FD	DN40 2FD	DN40 2	29/09/2022	259950	258180	TRUE	House	Detached	129	2015.12	2001.4	Freehold
1, Allerton Way, Immingham DN40 2FF	DN40 2FF	DN40 2	16/12/2022	223950	224170	TRUE	House	Detached	112	1999.55	2001.52	Freehold
6, Heale Drive, Immingham DN40 2FD	DN40 2FD	DN40 2	25/11/2022	171950	174299	TRUE	House	Semi_Detach	87	1976.44	2003.44	Freehold
8, Heale Drive, Immingham DN40 2FD	DN40 2FD	DN40 2	25/11/2022	171950	174299	TRUE	House	Semi_Detach	87	1976.44	2003.44	Freehold
10, Heale Drive, Immingham DN40 2FD	DN40 2FD	DN40 2	18/11/2022	171950	174299	TRUE	House	Semi_Detach	87	1976.44	2003.44	Freehold
58, Ancholme Avenue, Immingham DN40 2DR	DN40 2DR	DN40 2	13/04/2023	110500	118360	FALSE	House	Semi_Detach	59	1872.88	2006.1	Freehold
46, Ancholme Avenue, Immingham DN40 2DR	DN40 2DR	DN40 2	25/07/2025	117500	126510	FALSE	House	Semi_Detach	63	1865.08	2008.1	Freehold
16, Heale Drive, Immingham DN40 2FD	DN40 2FD	DN40 2	11/03/2022	226950	243144	TRUE	House	Detached	121	1875.62	2009.45	Freehold
46, Heale Drive, Immingham DN40 2FD	DN40 2FD	DN40 2	27/05/2022	229950	243294	TRUE	House	Detached	121	1900.41	2010.69	Freehold
20, Robert Close, Immingham DN40 2EH	DN40 2EH	DN40 2	12/12/2022	160000	162980	FALSE	House	Semi_Detach	81	1975.31	2012.1	Freehold
48, Heale Drive, Immingham DN40 2FD	DN40 2FD	DN40 2	27/05/2022	254950	269745	TRUE	House	Detached	134	1902.61	2013.02	Freehold
34, Winslow Drive, Immingham DN40 2BQ	DN40 2BQ	DN40 2	20/09/2022	150000	151017	FALSE	House	Semi_Detach	75	2000	2013.56	Freehold
75, Clyfton Crescent, Immingham DN40 2BW	DN40 2BW	DN40 2	09/09/2022	160000	161085	FALSE	Bungalow	Semi_Detach	80	2000	2013.56	Freehold
10, Valda Vale, Immingham DN40 2ED	DN40 2ED	DN40 2	16/04/2025	168000	169140	FALSE	House	Semi_Detach	84	2000	2013.57	Freehold
77, Brocklesby Avenue, Immingham DN40 2AS	DN40 2AS	DN40 2	16/08/2024	160000	165743	FALSE	House	Semi_Detach	82	1951.22	2021.26	Freehold
12, Coppin Drive, Immingham DN40 2FE	DN40 2FE	DN40 2	14/07/2023	240950	248998	TRUE	House	Detached	123	1958.94	2024.37	Freehold
8, Lydia Court, Immingham DN40 2HF	DN40 2HF	DN40 2	19/12/2024	177500	178374	FALSE	House	Detached	88	2017.05	2026.98	Freehold
18, Coppin Drive, Immingham DN40 2FE	DN40 2FE	DN40 2	22/09/2023	245950	249369	TRUE	House	Detached	123	1999.59	2027.39	Freehold
22, Heale Drive, Immingham DN40 2FD	DN40 2FD	DN40 2	20/05/2022	189950	200973	TRUE	House	Detached	99	1918.69	2030.03	Freehold
59, Clyfton Crescent, Immingham DN40 2AZ	DN40 2AZ	DN40 2	07/06/2024	118000	123840	FALSE	Bungalow	Semi_Detach	61	1934.43	2030.16	Freehold
46, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	29/08/2024	242000	250083	TRUE	House	Detached	123	1967.48	2033.2	Freehold
2, Heale Drive, Immingham DN40 2FD	DN40 2FD	DN40 2	01/02/2022	228000	246076	TRUE	House	Detached	121	1884.3	2033.69	Freehold
64, Brocklesby Avenue, Immingham DN40 2AT	DN40 2AT	DN40 2	25/07/2025	155000	166886	FALSE	House	Semi_Detach	82	1890.24	2035.2	Freehold
42, Clyfton Crescent, Immingham DN40 2BN	DN40 2BN	DN40 2	19/08/2022	175000	175172	FALSE	House	Detached	86	2034.88	2036.88	Freehold
51, Ferndown Drive, Immingham DN40 2LR	DN40 2LR	DN40 2	15/01/2026	165000	163896	FALSE	House	Semi_Detach	80	2062.5	2048.7	Freehold
93, Clyfton Crescent, Immingham DN40 2BW	DN40 2BW	DN40 2	21/06/2024	239000	250019	FALSE	House	Detached	122	1959.02	2049.34	Freehold
4, Coppin Drive, Immingham DN40 2FE	DN40 2FE	DN40 2	24/02/2023	239950	252306	TRUE	House	Detached	123	1950.81	2051.27	Freehold
62, Brocklesby Avenue, Immingham DN40 2AT	DN40 2AT	DN40 2	21/06/2022	150000	158545	FALSE	House	Semi_Detach	77	1948.05	2059.03	Freehold
9, Usselby Close, Immingham DN40 2BF	DN40 2BF	DN40 2	28/04/2023	278000	290520	FALSE	House	Detached	141	1971.63	2060.43	Freehold
5, Calder Close, Immingham DN40 2DP	DN40 2DP	DN40 2	27/03/2024	140000	148429	FALSE	House	Semi_Detach	72	1944.44	2061.51	Freehold
49, Brocklesby Avenue, Immingham DN40 2AS	DN40 2AS	DN40 2	20/05/2022	275000	290959	FALSE	House	Detached	141	1950.35	2063.54	Freehold
24, Heale Drive, Immingham DN40 2FD	DN40 2FD	DN40 2	22/04/2022	189950	204361	TRUE	House	Detached	99	1918.69	2064.25	Freehold
26, Heale Drive, Immingham DN40 2FD	DN40 2FD	DN40 2	29/04/2022	214950	231258	TRUE	House	Detached	112	1919.2	2064.8	Freehold
60, Woodlands Avenue, Immingham DN40 2JL	DN40 2JL	DN40 2	18/10/2024	152000	157613	FALSE	House	Semi_Detach	76	2000	2073.86	Freehold
8, Coppin Drive, Immingham DN40 2FE	DN40 2FE	DN40 2	06/04/2023	244950	255982	TRUE	House	Detached	123	1991.46	2081.15	Freehold
24, Burton Road, Immingham DN40 2NZ	DN40 2NZ	DN40 2	20/07/2023	236000	243883	FALSE	House	Detached	117	2017.09	2084.47	Freehold
16, Ainsworth Road, Immingham DN40 2BJ	DN40 2BJ	DN40 2	13/10/2023	212000	214734	FALSE	House	Detached	103	2058.25	2084.8	Freehold
35, Burton Road, Immingham DN40 2NZ	DN40 2NZ	DN40 2	09/12/2022	200000	200196	FALSE	House	Detached	96	2083.33	2085.38	Freehold
28, Heale Drive, Immingham DN40 2FD	DN40 2FD	DN40 2	17/04/2026	185000	182367	FALSE	House	Semi_Detach	87	2126.44	2096.17	Freehold
5, Holbeck Place, Immingham DN40 2BX	DN40 2BX	DN40 2	16/08/2023	215000	218206	FALSE	Bungalow	Detached	104	2067.31	2098.13	Freehold
18, Heale Drive, Immingham DN40 2FD	DN40 2FD	DN40 2	18/03/2022	193950	207789	TRUE	House	Detached	99	1959.09	2098.88	Freehold
1, Winslow Drive, Immingham DN40 2AY	DN40 2AY	DN40 2	25/07/2025	195000	209953	FALSE	Bungalow	Semi_Detach	100	1950	2099.53	Freehold
10, Calder Close, Immingham DN40 2DP	DN40 2DP	DN40 2	26/01/2024	105000	111435	FALSE	Bungalow	Semi_Detach	53	1981.13	2102.55	Freehold
8, Hinkley Drive, Immingham DN40 2DD	DN40 2DD	DN40 2	24/02/2023	220000	231329	FALSE	House	Detached	110	2000	2102.99	Freehold
15, Helen Crescent, Immingham DN40 2EB	DN40 2EB	DN40 2	30/09/2024	179950	187343	FALSE	House	Semi_Detach	89	2021.91	2104.98	Freehold
21, Clyfton Crescent, Immingham DN40 2AZ	DN40 2AZ	DN40 2	20/01/2023	149950	155798	FALSE	Bungalow	Semi_Detach	74	2026.35	2105.38	Freehold
42, Sonja Crest, Immingham DN40 2EQ	DN40 2EQ	DN40 2	16/03/2026	230000	227548	FALSE	House	Detached	108	2129.63	2106.93	Freehold
Wayside, Green Lane, Immingham DN40 2AX	DN40 2AX	DN40 2	29/08/2025	196000	206731	FALSE	House	Detached	98	2000	2109.5	Freehold
32, Brocklesby Avenue, Immingham DN40 2AT	DN40 2AT	DN40 2	13/03/2026	250000	247335	FALSE	House	Detached	117	2136.75	2113.97	Freehold
26, Spinney Close, Immingham DN40 2JT	DN40 2JT	DN40 2	17/10/2025	148000	152400	FALSE	House	Semi_Detach	72	2055.56	2116.67	Freehold
22, Brocklesby Avenue, Immingham DN40 2AT	DN40 2AT	DN40 2	26/06/2025	165000	173693	FALSE	House	Semi_Detach	82	2012.2	2118.21	Freehold
15, Allerton Way, Immingham DN40 2FF	DN40 2FF	DN40 2	01/09/2023	179950	182452	TRUE	House	Detached	86	2092.44	2121.53	Freehold
137, Woodlands Avenue, Immingham DN40 2LW	DN40 2LW	DN40 2	10/01/2024	148000	157070	FALSE	Bungalow	Semi_Detach	74	2000	2122.57	Freehold
15, Brocklesby Avenue, Immingham DN40 2AS	DN40 2AS	DN40 2	17/04/2025	245000	244282	FALSE	House	Detached	115	2130.43	2124.19	Freehold
1, Sunningdale Drive, Immingham DN40 2LA	DN40 2LA	DN40 2	06/01/2023	123000	127797	FALSE	House	Semi_Detach	60	2050	2129.95	Freehold
26, Sonja Crest, Immingham DN40 2EQ	DN40 2EQ	DN40 2	03/03/2023	178000	193860	FALSE	House	Semi_Detach	91	1956.04	2130.33	Freehold
9, Ainsworth Road, Immingham DN40 2BJ	DN40 2BJ	DN40 2	23/09/2022	135500	136419	FALSE	Bungalow	Semi_Detach	64	2117.19	2131.55	Freehold
9, Clyfton Crescent, Immingham DN40 2AZ	DN40 2AZ	DN40 2	04/04/2022	140000	153601	FALSE	Bungalow	Semi_Detach	72	1944.44	2133.35	Freehold
14, Weston Grove, Immingham DN40 2DE	DN40 2DE	DN40 2	22/03/2024	173000	181348	FALSE	Bungalow	Detached	85	2035.29	2133.51	Freehold
11, Birkdale Drive, Immingham DN40 2LB	DN40 2LB	DN40 2	11/11/2024	166500	170851	FALSE	House	Detached	80	2081.25	2135.64	Freehold
19, Calder Close, Immingham DN40 2DP	DN40 2DP	DN40 2	15/12/2025	122000	121883	FALSE	House	Semi_Detach	57	2140.35	2138.3	Freehold
2, Lydia Court, Immingham DN40 2HF	DN40 2HF	DN40 2	09/01/2025	239000	239940	FALSE	House	Detached	112	2133.93	2142.32	Freehold
124, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	17/01/2025	250000	250983	TRUE	House	Detached	117	2136.75	2145.15	Freehold
23, Brocklesby Avenue, Immingham DN40 2AS	DN40 2AS	DN40 2	24/11/2023	226000	232139	FALSE	House	Detached	108	2092.59	2149.44	Freehold
18, Steeping Drive, Immingham DN40 2DS	DN40 2DS	DN40 2	01/10/2025	115000	118419	FALSE	House	Semi_Detach	55	2090.91	2153.07	Freehold
13, Brocklesby Avenue, Immingham DN40 2AS	DN40 2AS	DN40 2	26/09/2025	240000	252099	FALSE	House	Detached	117	2051.28	2154.69	Freehold
20, Coppin Drive, Immingham DN40 2FE	DN40 2FE	DN40 2	18/08/2023	181950	187546	TRUE	House	Semi_Detach	87	2091.38	2155.7	Freehold
17, Allerton Way, Immingham DN40 2FF	DN40 2FF	DN40 2	17/11/2023	177950	185633	TRUE	House	Semi_Detach	86	2069.19	2158.52	Freehold
13, Wainwell Close, Immingham DN40 2FA	DN40 2FA	DN40 2	22/09/2022	285000	283059	FALSE	House	Detached	131	2175.57	2160.76	Freehold
36, Burton Road, Immingham DN40 2NZ	DN40 2NZ	DN40 2	04/12/2023	252000	263619	FALSE	House	Detached	122	2065.57	2160.81	Freehold
7, Beechwood Avenue, Immingham DN40 2JS	DN40 2JS	DN40 2	18/03/2022	114950	125587	FALSE	Bungalow	Semi_Detach	58	1981.9	2165.29	Freehold
25, Calder Close, Immingham DN40 2DP	DN40 2DP	DN40 2	14/01/2022	116250	128011	FALSE	House	Other	59	1970.34	2169.68	Freehold
120, Woodlands Avenue, Immingham DN40 2LN	DN40 2LN	DN40 2	01/06/2022	150000	158545	FALSE	House	Semi_Detach	73	2054.79	2171.85	Freehold
37, Winslow Drive, Immingham DN40 2BH	DN40 2BH	DN40 2	21/02/2025	141000	143626	FALSE	Bungalow	Semi_Detach	66	2136.36	2176.15	Freehold
58, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	20/09/2024	180000	187395	TRUE	House	Semi_Detach	86	2093.02	2179.01	Freehold
14, Coppin Drive, Immingham DN40 2FE	DN40 2FE	DN40 2	25/08/2023	192450	198369	TRUE	House	Semi_Detach	91	2114.84	2179.88	Freehold
17, Leyden Close, Immingham DN40 2BL	DN40 2BL	DN40 2	21/06/2024	159950	167867	FALSE	House	Semi_Detach	77	2077.27	2180.09	Freehold
26, Ashtree Close, Immingham DN40 2JJ	DN40 2JJ	DN40 2	01/09/2023	142000	146222	FALSE	House	Semi_Detach	67	2119.4	2182.42	Freehold
13, Allerton Way, Immingham DN40 2FF	DN40 2FF	DN40 2	10/11/2023	179950	187719	TRUE	House	Semi_Detach	86	2092.44	2182.78	Freehold
11, Allerton Way, Immingham DN40 2FF	DN40 2FF	DN40 2	03/11/2023	179950	187719	TRUE	House	Semi_Detach	86	2092.44	2182.78	Freehold
4, Robert Close, Immingham DN40 2EH	DN40 2EH	DN40 2	05/06/2024	156000	163721	FALSE	House	Semi_Detach	75	2080	2182.95	Freehold
67, Bluestone Lane, Immingham DN40 2EL	DN40 2EL	DN40 2	02/03/2026	130000	128884	FALSE	Bungalow	Semi_Detach	59	2203.39	2184.47	Freehold
9, Woodlands Avenue, Immingham DN40 2JA	DN40 2JA	DN40 2	28/04/2023	155000	166026	FALSE	House	Semi_Detach	76	2039.47	2184.55	Freehold
54, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	19/07/2024	180000	187960	TRUE	House	Semi_Detach	86	2093.02	2185.58	Freehold
56, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	12/07/2024	180000	187960	TRUE	House	Semi_Detach	86	2093.02	2185.58	Freehold
52, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	05/07/2024	180000	187960	TRUE	House	Semi_Detach	86	2093.02	2185.58	Freehold
7, Aire Close, Immingham DN40 2DT	DN40 2DT	DN40 2	12/01/2026	115000	113799	FALSE	House	Terraced	52	2211.54	2188.44	Freehold
14, Valda Vale, Immingham DN40 2ED	DN40 2ED	DN40 2	26/09/2025	170000	179502	FALSE	House	Semi_Detach	82	2073.17	2189.05	Freehold
7, Usselby Close, Immingham DN40 2BF	DN40 2BF	DN40 2	14/07/2025	197000	210175	FALSE	House	Detached	96	2052.08	2189.32	Freehold
13, Coppin Drive, Immingham DN40 2FE	DN40 2FE	DN40 2	21/07/2023	189950	199352	TRUE	House	Semi_Detach	91	2087.36	2190.68	Freehold
6, Steeping Drive, Immingham DN40 2DS	DN40 2DS	DN40 2	11/07/2025	150000	160031	FALSE	House	Detached	73	2054.79	2192.21	Freehold
18, Church Lane, Immingham DN40 2EU	DN40 2EU	DN40 2	08/11/2024	370000	379668	FALSE	House	Detached	173	2138.73	2194.61	Freehold
13, Muirfield Croft, Immingham DN40 2JZ	DN40 2JZ	DN40 2	07/07/2025	110000	118532	FALSE	House	Terraced	54	2037.04	2195.04	Freehold
5, Cleveland Close, Immingham DN40 2RS	DN40 2RS	DN40 2	01/12/2023	225000	235374	FALSE	Bungalow	Detached	107	2102.8	2199.76	Freehold
23, Ainsworth Road, Immingham DN40 2BJ	DN40 2BJ	DN40 2	12/05/2023	131000	138604	FALSE	Bungalow	Semi_Detach	63	2079.37	2200.06	Freehold
84, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	07/02/2025	265000	266567	TRUE	House	Detached	121	2190.08	2203.03	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
16, Coppin Drive, Immingham DN40 2FE	DN40 2FE	DN40 2	24/11/2023	259950	267011	TRUE	House	Detached	121	2148.35	2206.7	Freehold
20, Valda Vale, Immingham DN40 2ED	DN40 2ED	DN40 2	28/03/2023	135000	143728	FALSE	Bungalow	Detached	65	2076.92	2211.2	Freehold
80, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	10/10/2024	260000	267601	TRUE	House	Detached	121	2148.76	2211.58	Freehold
7, Brocklesby Avenue, Immingham DN40 2AS	DN40 2AS	DN40 2	27/05/2022	196500	207903	FALSE	House	Detached	94	2090.43	2211.73	Freehold
10, Manby Road, Immingham DN40 2LE	DN40 2LE	DN40 2	21/06/2024	135000	141682	FALSE	Bungalow	Semi_Detach	64	2109.38	2213.78	Freehold
11, Calder Close, Immingham DN40 2DP	DN40 2DP	DN40 2	17/01/2025	161000	161633	FALSE	House	Detached	73	2205.48	2214.15	Freehold
48, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	22/11/2024	195000	201597	TRUE	House	Semi_Detach	91	2142.86	2215.35	Freehold
38, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	15/11/2024	195000	201597	TRUE	House	Semi_Detach	91	2142.86	2215.35	Freehold
95, Brocklesby Avenue, Immingham DN40 2AS	DN40 2AS	DN40 2	21/07/2022	235000	237090	FALSE	House	Detached	107	2196.26	2215.79	Freehold
19, Coppin Drive, Immingham DN40 2FE	DN40 2FE	DN40 2	19/01/2024	182000	193154	TRUE	House	Semi_Detach	87	2091.95	2220.16	Freehold
9, Chilton Close, Immingham DN40 2BD	DN40 2BD	DN40 2	28/08/2024	178000	184389	FALSE	House	Semi_Detach	83	2144.58	2221.55	Freehold
88, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	25/04/2025	250000	249268	TRUE	House	Detached	112	2232.14	2225.61	Freehold
42, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	12/09/2024	260000	269503	TRUE	House	Detached	121	2148.76	2227.3	Freehold
87, Brocklesby Avenue, Immingham DN40 2AS	DN40 2AS	DN40 2	16/05/2022	151000	162748	FALSE	House	Semi_Detach	73	2068.49	2229.42	Freehold
19, Allerton Way, Immingham DN40 2FF	DN40 2FF	DN40 2	06/10/2023	217950	220761	TRUE	House	Detached	99	2201.52	2229.91	Freehold
50, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	02/09/2024	195000	203011	TRUE	House	Semi_Detach	91	2142.86	2230.89	Freehold
40, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	21/03/2025	294000	294577	TRUE	House	Detached	132	2227.27	2231.64	Freehold
17, Coppin Drive, Immingham DN40 2FE	DN40 2FE	DN40 2	10/11/2023	262950	270093	TRUE	House	Detached	121	2173.14	2232.17	Freehold
20, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	03/11/2023	262950	270093	TRUE	House	Detached	121	2173.14	2232.17	Freehold
120, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	24/01/2025	200000	203128	TRUE	House	Semi_Detach	91	2197.8	2232.18	Freehold
118, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	24/01/2025	200000	203128	TRUE	House	Semi_Detach	91	2197.8	2232.18	Freehold
78, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	14/03/2025	290000	290569	TRUE	House	Detached	130	2230.77	2235.15	Freehold
48, Brocklesby Avenue, Immingham DN40 2AT	DN40 2AT	DN40 2	07/08/2025	248000	261579	FALSE	House	Detached	117	2119.66	2235.72	Freehold
74, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	28/03/2025	270000	270530	TRUE	House	Detached	121	2231.4	2235.79	Freehold
108a, Woodlands Avenue, Immingham DN40 2LN	DN40 2LN	DN40 2	05/07/2024	200000	208155	FALSE	House	Detached	93	2150.54	2238.23	Freehold
76, Brocklesby Avenue, Immingham DN40 2AT	DN40 2AT	DN40 2	25/05/2022	129950	141050	FALSE	House	Terraced	63	2062.7	2238.89	Freehold
32, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	19/04/2024	300000	315773	TRUE	House	Detached	141	2127.66	2239.52	Freehold
15, Coppin Drive, Immingham DN40 2FE	DN40 2FE	DN40 2	28/07/2023	214950	222130	TRUE	House	Detached	99	2171.21	2243.74	Freehold
17, Hoylake Drive, Immingham DN40 2LD	DN40 2LD	DN40 2	17/10/2024	158000	163834	FALSE	House	Semi_Detach	73	2164.38	2244.3	Freehold
4, Heale Drive, Immingham DN40 2FD	DN40 2FD	DN40 2	09/08/2023	298000	302443	FALSE	House	Detached	134	2223.88	2257.04	Freehold
34, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	15/12/2023	254950	270852	TRUE	House	Semi_Detach	120	2124.58	2257.1	Freehold
89, Woodlands Avenue, Immingham DN40 2JG	DN40 2JG	DN40 2	26/03/2025	160000	160314	FALSE	Bungalow	Detached	71	2253.52	2257.94	Freehold
9, Coppin Drive, Immingham DN40 2FE	DN40 2FE	DN40 2	21/04/2023	213950	223585	TRUE	House	Detached	99	2161.11	2258.43	Freehold
16, Hoylake Drive, Immingham DN40 2LD	DN40 2LD	DN40 2	14/07/2025	160000	171796	FALSE	House	Other	76	2105.26	2260.47	Freehold
6, Coppin Drive, Immingham DN40 2FE	DN40 2FE	DN40 2	24/03/2023	274950	292726	TRUE	House	Detached	129	2131.4	2269.19	Freehold
7, Coppin Drive, Immingham DN40 2FE	DN40 2FE	DN40 2	31/03/2023	238950	254398	TRUE	House	Detached	112	2133.48	2271.41	Freehold
36, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	04/04/2024	195000	206951	TRUE	House	Semi_Detach	91	2142.86	2274.19	Freehold
28, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	01/12/2023	284950	298088	TRUE	House	Detached	131	2175.19	2275.48	Freehold
70, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	20/09/2024	188000	195723	TRUE	House	Semi_Detach	86	2186.05	2275.85	Freehold
72, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	19/09/2024	188000	195723	TRUE	House	Semi_Detach	86	2186.05	2275.85	Freehold
171, Woodlands Avenue, Immingham DN40 2LW	DN40 2LW	DN40 2	03/02/2023	153000	164053	FALSE	House	Semi_Detach	72	2125	2278.51	Freehold
43, Brocklesby Avenue, Immingham DN40 2AS	DN40 2AS	DN40 2	10/03/2025	330000	330648	FALSE	House	Detached	145	2275.86	2280.33	Freehold
26, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	24/11/2023	219950	225924	TRUE	House	Detached	99	2221.72	2282.06	Freehold
9, Hoylake Drive, Immingham DN40 2LD	DN40 2LD	DN40 2	01/08/2022	160000	162027	FALSE	Bungalow	Semi_Detach	71	2253.52	2282.07	Freehold
122, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	24/01/2025	205000	208206	TRUE	House	Semi_Detach	91	2252.75	2287.98	Freehold
21, Coppin Drive, Immingham DN40 2FE	DN40 2FE	DN40 2	28/03/2024	245000	256822	TRUE	House	Detached	112	2187.5	2293.05	Freehold
112, Woodlands Avenue, Immingham DN40 2LN	DN40 2LN	DN40 2	29/04/2022	175000	188277	FALSE	House	Detached	82	2134.15	2296.06	Freehold
12, Beechwood Avenue, Immingham DN40 2JR	DN40 2JR	DN40 2	07/06/2024	160000	167919	FALSE	House	Semi_Detach	73	2191.78	2300.26	Freehold
5, Coppin Drive, Immingham DN40 2FE	DN40 2FE	DN40 2	03/03/2023	213950	227782	TRUE	House	Detached	99	2161.11	2300.83	Freehold
17, Brocklesby Avenue, Immingham DN40 2AS	DN40 2AS	DN40 2	29/08/2025	203000	214115	FALSE	House	Detached	93	2182.8	2302.31	Freehold
116, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	28/03/2025	208000	209614	TRUE	House	Semi_Detach	91	2285.71	2303.45	Freehold
86, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	25/10/2024	224000	230548	TRUE	House	Detached	100	2240	2305.48	Freehold
6, Maple Grove, Immingham DN40 2JH	DN40 2JH	DN40 2	21/03/2024	165000	172962	FALSE	Bungalow	Detached	75	2200	2306.16	Freehold
22, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	19/01/2024	285000	297531	TRUE	House	Detached	129	2209.3	2306.44	Freehold
11, Roval Drive, Immingham DN40 2DY	DN40 2DY	DN40 2	13/06/2025	125000	131586	FALSE	Bungalow	Semi_Detach	57	2192.98	2308.53	Freehold
3, Maiden Close, Immingham DN40 2RQ	DN40 2RQ	DN40 2	25/10/2024	175000	180116	FALSE	Bungalow	Detached	78	2243.59	2309.18	Freehold
44, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	19/12/2024	230000	231132	TRUE	House	Detached	100	2300	2311.32	Freehold
40, Brocklesby Avenue, Immingham DN40 2AT	DN40 2AT	DN40 2	27/07/2022	145000	148137	FALSE	House	Semi_Detach	64	2265.63	2314.64	Freehold
82, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	06/06/2025	250000	259400	TRUE	House	Detached	112	2232.14	2316.07	Freehold
24, Ancholme Avenue, Immingham DN40 2DR	DN40 2DR	DN40 2	18/11/2022	80000	81089	FALSE	House	Terraced	35	2285.71	2316.83	Freehold
4, Sonja Crest, Immingham DN40 2EG	DN40 2EG	DN40 2	21/08/2024	175000	180845	FALSE	Bungalow	Detached	78	2243.59	2318.53	Freehold
10, Coppin Drive, Immingham DN40 2FE	DN40 2FE	DN40 2	23/06/2023	304950	311043	TRUE	House	Detached	134	2275.75	2321.22	Freehold
8, Usselby Close, Immingham DN40 2BF	DN40 2BF	DN40 2	08/08/2025	240000	253140	FALSE	House	Detached	108	2222.22	2343.89	Freehold
76, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	25/10/2024	228000	234665	TRUE	House	Detached	100	2280	2346.65	Freehold
116, Woodlands Avenue, Immingham DN40 2LN	DN40 2LN	DN40 2	15/05/2023	160000	169287	FALSE	House	Semi_Detach	72	2222.22	2351.21	Freehold
30, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	08/12/2023	304950	319010	TRUE	House	Detached	134	2275.75	2380.67	Freehold
36, Brocklesby Avenue, Immingham DN40 2AT	DN40 2AT	DN40 2	17/02/2023	245000	257616	FALSE	House	Detached	108	2268.52	2385.33	Freehold
3, Cedar Drive, Immingham DN40 2JE	DN40 2JE	DN40 2	14/03/2025	200000	200393	FALSE	Bungalow	Detached	84	2380.95	2385.63	Freehold
12, Spinney Close, Immingham DN40 2JT	DN40 2JT	DN40 2	16/12/2022	205000	205201	FALSE	House	Detached	86	2383.72	2386.06	Freehold
130, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	13/06/2025	195000	205274	TRUE	House	Semi_Detach	86	2267.44	2386.91	Freehold
2, Bradford Road, Immingham DN40 2BE	DN40 2BE	DN40 2	12/05/2023	185000	195738	FALSE	Bungalow	Semi_Detach	82	2256.1	2387.05	Freehold
110, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	21/03/2025	205000	205402	TRUE	House	Detached	86	2383.72	2388.4	Freehold
71, Woodlands Avenue, Immingham DN40 2JG	DN40 2JG	DN40 2	28/04/2022	160000	172139	FALSE	Bungalow	Detached	72	2222.22	2390.82	Freehold
7, Birkdale Drive, Immingham DN40 2LB	DN40 2LB	DN40 2	24/10/2025	149000	153430	FALSE	House	Semi_Detach	64	2328.13	2397.34	Freehold
23, Winslow Drive, Immingham DN40 2BH	DN40 2BH	DN40 2	03/11/2025	178000	179905	FALSE	House	Semi_Detach	75	2373.33	2398.73	Freehold
11, Coppin Drive, Immingham DN40 2FE	DN40 2FE	DN40 2	03/07/2023	330439	341476	TRUE	House	Detached	142	2327.04	2404.76	Freehold
3, Calder Close, Immingham DN40 2DP	DN40 2DP	DN40 2	15/02/2023	166000	177992	FALSE	Bungalow	Semi_Detach	74	2243.24	2405.3	Freehold
35, Woodlands Avenue, Immingham DN40 2JA	DN40 2JA	DN40 2	27/02/2026	186000	183179	FALSE	House	Semi_Detach	76	2447.37	2410.25	Freehold
12, Oaklands Road, Immingham DN40 2JQ	DN40 2JQ	DN40 2	12/01/2026	172000	170167	FALSE	Bungalow	Detached	70	2457.14	2430.96	Freehold
33, Ancholme Avenue, Immingham DN40 2DR	DN40 2DR	DN40 2	28/06/2022	155000	161156	FALSE	House	Detached	66	2348.48	2441.76	Freehold
4, Bradford Road, Immingham DN40 2BE	DN40 2BE	DN40 2	26/07/2023	170000	178414	FALSE	House	Semi_Detach	73	2328.77	2444.03	Freehold
16, Sunningdale Drive, Immingham DN40 2LA	DN40 2LA	DN40 2	21/06/2024	112500	118068	FALSE	House	Semi_Detach	48	2343.75	2459.75	Freehold
6, Pilgrims Way, Immingham DN40 2HD	DN40 2HD	DN40 2	20/03/2023	199000	211865	FALSE	Bungalow	Detached	86	2313.95	2463.55	Freehold
43, Ferndown Drive, Immingham DN40 2LR	DN40 2LR	DN40 2	19/08/2022	192000	192188	FALSE	House	Detached	77	2493.51	2495.95	Freehold
29, Sonja Crest, Immingham DN40 2EQ	DN40 2EQ	DN40 2	10/04/2026	173000	170495	FALSE	Bungalow	Detached	68	2544.12	2507.28	Freehold
30, Clyfton Crescent, Immingham DN40 2BA	DN40 2BA	DN40 2	11/11/2025	152000	153626	FALSE	Bungalow	Semi_Detach	61	2491.8	2518.46	Freehold
112, Allerton Way, Immingham DN40 2FG	DN40 2FG	DN40 2	06/06/2025	210000	217896	TRUE	House	Detached	86	2441.86	2533.67	Freehold
10, Pilgrims Way, Immingham DN40 2HD	DN40 2HD	DN40 2	10/03/2023	200000	212930	FALSE	Bungalow	Detached	84	2380.95	2534.88	Freehold
39, Winslow Drive, Immingham DN40 2BY	DN40 2BY	DN40 2	30/09/2022	170000	168842	FALSE	House	Detached	66	2575.76	2558.21	Freehold
2, Cleveland Close, Immingham DN40 2RS	DN40 2RS	DN40 2	25/11/2022	220000	219141	FALSE	Bungalow	Detached	84	2619.05	2608.82	Freehold
48, Clyfton Crescent, Immingham DN40 2BN	DN40 2BN	DN40 2	31/01/2024	180000	187914	FALSE	House	Detached	71	2535.21	2646.68	Freehold
7, Cedar Drive, Immingham DN40 2JE	DN40 2JE	DN40 2	22/08/2025	245000	258414	FALSE	House	Detached	97	2525.77	2664.06	Freehold
19, Muirfield Croft, Immingham DN40 2JZ	DN40 2JZ	DN40 2	06/01/2022	115000	128160	FALSE	House	Terraced	48	2395.83	2670	Freehold
8, Maiden Close, Immingham DN40 2RQ	DN40 2RQ	DN40 2	27/06/2024	230000	240605	FALSE	Bungalow	Detached	90	2555.56	2673.39	Freehold
53, Clyfton Crescent, Immingham DN40 2AZ	DN40 2AZ	DN40 2	16/10/2024	145000	150354	FALSE	Bungalow	Semi_Detach	56	2589.29	2684.89	Freehold
8, Hoylake Drive, Immingham DN40 2LD	DN40 2LD	DN40 2	26/05/2022	129950	140060	FALSE	Bungalow	Semi_Detach	52	2499.04	2693.46	Freehold
6, Winslow Drive, Immingham DN40 2BQ	DN40 2BQ	DN40 2	04/01/2023	145000	150655	FALSE	Bungalow	Semi_Detach	55	2636.36	2739.18	Freehold
1, Berwick Court, Immingham DN40 2JX	DN40 2JX	DN40 2	28/04/2023	176000	183926	FALSE	House	Detached	67	2626.87	2745.16	Freehold
8, Clyfton Crescent, Immingham DN40 2BA	DN40 2BA	DN40 2	13/09/2024	164950	171727	FALSE	Bungalow	Semi_Detach	62	2660.48	2769.79	Freehold
12, Clyfton Crescent, Immingham DN40 2BA	DN40 2BA	DN40 2	03/04/2025	167000	168133	FALSE	Bungalow	Semi_Detach	60	2783.33	2802.22	Freehold
24, Pilgrims Way, Immingham DN40 2HD	DN40 2HD	DN40 2	10/10/2022	244000	244000	FALSE	House	Detached	86	2837.21	2837.21	Freehold
32, Manby Road, Immingham DN40 2LE	DN40 2LE	DN40 2	17/10/2025	147000	151371	FALSE	Bungalow	Semi_Detach	52	2826.92	2910.98	Freehold
6, Lansdown Road, Immingham DN40 2EW	DN40 2EW	DN40 2	24/01/2024	170000	177474	FALSE	Bungalow	Detached	60	2833.33	2957.9	Freehold
5, Clyfton Crescent, Immingham DN40 2AZ	DN40 2AZ	DN40 2	16/06/2025	152000	160008	FALSE	Bungalow	Semi_Detach	54	2814.81	2963.11	Freehold
3, Pilgrims Way, Immingham DN40 2HD	DN40 2HD	DN40 2	10/03/2023	215000	234156	FALSE	House	Semi_Detach	79	2721.52	2964	Freehold
32, Valda Vale, Immingham DN40 2ED	DN40 2ED	DN40 2	19/12/2025	210000	208367	FALSE	Bungalow	Detached	70	3000	2976.67	Freehold
7, Steeping Drive, Immingham DN40 2DS	DN40 2DS	DN40 2	17/06/2022	145000	152523	FALSE	Bungalow	Other	51	2843.14	2990.65	Freehold
2, Sonja Crest, Immingham DN40 2EG	DN40 2EG	DN40 2	28/04/2023	188000	196467	FALSE	Bungalow	Detached	65	2892.31	3022.57	Freehold
7, Sonja Crest, Immingham DN40 2EG	DN40 2EG	DN40 2	16/09/2025	202450	212656	FALSE	Bungalow	Detached	70	2892.14	3037.94	Freehold
40, Ancholme Avenue, Immingham DN40 2DR	DN40 2DR	DN40 2	26/09/2025	130000	137266	FALSE	Bungalow	Semi_Detach	45	2888.89	3050.36	Freehold
51, Winslow Drive, Immingham DN40 2DB	DN40 2DB	DN40 2	31/08/2023	245000	248653	FALSE	House	Detached	79	3101.27	3147.51	Freehold
4, Cleveland Close, Immingham DN40 2RS	DN40 2RS	DN40 2	10/06/2025	153000	158753	FALSE	Bungalow	Detached	50	3060	3175.06	Freehold
151, Woodlands Avenue, Immingham DN40 2LW	DN40 2LW	DN40 2	14/11/2025	140000	141498	FALSE	Bungalow	Semi_Detach	41	3414.63	3451.17	Freehold
93, Brocklesby Avenue, Immingham DN40 2AS	DN40 2AS	DN40 2	04/02/2022	145000	160393	FALSE	House	Terraced	41.6	3485.58	3855.6	Freehold
72, Bluestone Lane, Immingham DN40 2EJ	DN40 2EJ	DN40 2	24/10/2025	280000	286740	FALSE	Bungalow	Detached	74	3783.78	3874.86	Freehold
		DN40 2 Average							89.2200692	2113.399	2187.47405	
22, Cravens Lane, Habrough, Immingham DN40 3AW	DN40 3AW	DN40 3	04/02/2026	127000	124800	FALSE	House	Detached	72	1763.89	1733.33	Freehold
42, Station Road, Habrough, Immingham DN40 3AU	DN40 3AU	DN40 3	15/08/2023	184995	190684	FALSE	House	Semi_Detach	109	1697.2	1749.39	Freehold
40, Chapel Road, Habrough, Immingham DN40 3AB	DN40 3AB	DN40 3	13/03/2026	215000	212754	FALSE	House	Terraced	118	1822.03	1803	Freehold
18, Kesteven Court, Habrough, Immingham DN40 3AN	DN40 3AN	DN40 3	27/09/2024	235000	243589	FALSE	House	Detached	124	1895.16	1964.43	Freehold
16, Cravens Lane, Habrough, Immingham DN40 3AW	DN40 3AW	DN40 3	31/05/2022	170000	179865	FALSE	House	Detached	89	1910.11	2020.96	Freehold
20, Cravens Lane, Habrough, Immingham DN40 3AW	DN40 3AW	DN40 3	09/05/2023	208500	215901	FALSE	Bungalow	Detached	103	2024.27	2096.13	Freehold
34, West End Road, Habrough, Immingham DN40 3AS	DN40 3AS	DN40 3	05/02/2025	215000	219005	FALSE	House	Semi_Detach	97	2216.49	2257.78	Freehold
Dunroamin, Immingham Road, Habrough, Immingham D	DN40 3BD	DN40 3	06/05/2022	170000	183226	FALSE	House	Semi_Detach	81	2098.77	2262.05	Freehold
20, Station Road, Habrough, Immingham DN40 3AP	DN40 3AP	DN40 3	13/11/2024	170000	174442	FALSE	Bungalow	Detached	76	2236.84	2295.29	Freehold
21, St Margarets Crescent, Habrough, Immingham DN4	DN40 3AG	DN40 3	29/06/2023	215000	219296	FALSE	House	Detached	95	2263.16	2308.38	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
20, Kesteven Court, Habrough, Immingham DN40 3AN	DN40 3AN	DN40 3	30/08/2024	150000	155384	FALSE	Bungalow	Semi_Detach	64	2343.75	2427.88	Freehold
15, West End Road, Habrough, Immingham DN40 3AS	DN40 3AS	DN40 3	18/12/2023	270000	282449	FALSE	House	Detached	116	2327.59	2434.91	Freehold
24, Kesteven Court, Habrough, Immingham DN40 3AN	DN40 3AN	DN40 3	08/08/2024	152000	157456	FALSE	Bungalow	Semi_Detach	63	2412.7	2499.3	Freehold
14, Cravens Lane, Habrough, Immingham DN40 3AW	DN40 3AW	DN40 3	15/12/2022	175000	175172	FALSE	Bungalow	Detached	70	2500	2502.46	Freehold
17, St Margarets Crescent, Habrough, Immingham DN4	DN40 3AG	DN40 3	16/09/2022	219950	218452	FALSE	Bungalow	Detached	80	2749.38	2730.65	Freehold
Pelham House Farm, Station Road, Habrough, Immingh	DN40 3AX	DN40 3	04/10/2024	365000	377033	FALSE	House	Other	128	2851.56	2945.57	Freehold
		DN40 3 Average							92.8125	2194.55625	2251.96938	
63, Larkspur Avenue, Healing, Grimsby DN41 7JD	DN41 7JD	DN41 7	29/09/2023	193000	198738	FALSE	House	Semi_Detach	89	2168.54	2233.01	Freehold
26, Poplar Road, Healing, Grimsby DN41 7RD	DN41 7RD	DN41 7	06/11/2024	242000	248324	FALSE	Bungalow	Detached	111	2180.18	2237.15	Freehold
4, Harebell Lane, Healing, Grimsby DN41 7AQ	DN41 7AQ	DN41 7	12/04/2024	306950	323089	FALSE	House	Detached	144	2131.6	2243.67	Freehold
35, Clover Lane, Healing, Grimsby DN41 7AG	DN41 7AG	DN41 7	14/10/2022	419950	419950	TRUE	House	Detached	187	2245.72	2245.72	Freehold
6, Swallow Drive, Healing, Grimsby DN41 7PY	DN41 7PY	DN41 7	23/01/2026	183500	182272	FALSE	House	Semi_Detach	81	2265.43	2250.27	Freehold
4, Celandine Court, Healing, Grimsby DN41 7JG	DN41 7JG	DN41 7	25/11/2022	215000	214161	FALSE	House	Detached	95	2263.16	2254.33	Freehold
21, Swallow Drive, Healing, Grimsby DN41 7PU	DN41 7PU	DN41 7	10/06/2022	175000	184969	FALSE	House	Semi_Detach	82	2134.15	2255.72	Freehold
31, Oak Road, Healing, Grimsby DN41 7RJ	DN41 7RJ	DN41 7	07/08/2025	345000	365770	FALSE	House	Semi_Detach	162	2129.63	2257.84	Freehold
91, Larkspur Avenue, Healing, Grimsby DN41 7JD	DN41 7JD	DN41 7	07/06/2024	146500	153884	FALSE	House	Terraced	68	2154.41	2263	Freehold
8, Carlton Avenue, Healing, Grimsby DN41 7PW	DN41 7PW	DN41 7	22/10/2024	225000	233308	FALSE	Bungalow	Semi_Detach	103	2184.47	2265.13	Freehold
19, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	15/03/2024	308000	322862	TRUE	House	Detached	142	2169.01	2273.68	Freehold
2, Fritillary Drive, Healing, Grimsby DN41 7AH	DN41 7AH	DN41 7	02/05/2025	300000	304776	FALSE	House	Detached	134	2238.81	2274.45	Freehold
1, Acorn Close, Healing, Grimsby DN41 7AA	DN41 7AA	DN41 7	20/02/2026	288000	283011	FALSE	House	Detached	124	2322.58	2282.35	Freehold
2, Lindsey Drive, Healing, Grimsby DN41 7NU	DN41 7NU	DN41 7	15/12/2022	270000	270265	FALSE	Bungalow	Detached	118	2288.14	2290.38	Freehold
15, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	03/12/2024	216000	220012	FALSE	House	Terraced	96	2250	2291.79	Freehold
3, Exmoor Close, Healing, Grimsby DN41 7AE	DN41 7AE	DN41 7	02/12/2022	180000	183353	FALSE	House	Semi_Detach	80	2250	2291.91	Freehold
13, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	27/10/2023	171950	176712	TRUE	House	Semi_Detach	77	2233.12	2294.96	Freehold
12, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	15/06/2023	299950	305943	TRUE	House	Detached	133	2255.26	2300.32	Freehold
3, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	02/10/2023	150000	154154	TRUE	House	Semi_Detach	67	2238.81	2300.81	Freehold
13, Lindsey Drive, Healing, Grimsby DN41 7PA	DN41 7PA	DN41 7	28/11/2022	395000	393459	FALSE	Bungalow	Detached	171	2309.94	2300.93	Freehold
15, Clover Lane, Healing, Grimsby DN41 7AG	DN41 7AG	DN41 7	23/06/2022	169950	179632	TRUE	House	Semi_Detach	78	2178.85	2302.97	Freehold
87, Larkspur Avenue, Healing, Grimsby DN41 7JD	DN41 7JD	DN41 7	19/05/2025	174950	179781	FALSE	House	Terraced	78	2242.95	2304.88	Freehold
35, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	25/10/2024	284952	293282	TRUE	House	Detached	127	2243.72	2309.31	Freehold
13, Harebell Lane, Healing, Grimsby DN41 7AQ	DN41 7AQ	DN41 7	18/04/2024	270000	284196	FALSE	House	Detached	123	2195.12	2310.54	Freehold
3, Marigold Way, Healing, Grimsby DN41 7AR	DN41 7AR	DN41 7	09/12/2024	218453	221870	TRUE	House	Semi_Detach	96	2275.55	2311.15	Freehold
11, Carlton Avenue, Healing, Grimsby DN41 7PL	DN41 7PL	DN41 7	09/12/2024	173000	173851	FALSE	Bungalow	Detached	75	2306.67	2318.01	Freehold
33, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	29/10/2024	299950	308719	TRUE	House	Detached	133	2255.26	2321.2	Freehold
25, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	01/11/2023	287120	294919	TRUE	House	Detached	127	2260.79	2322.2	Freehold
48, Clover Lane, Healing, Grimsby DN41 7AG	DN41 7AG	DN41 7	26/08/2022	294950	295239	TRUE	House	Detached	127	2322.44	2324.72	Freehold
1, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	22/06/2023	214950	223333	TRUE	House	Semi_Detach	96	2239.06	2326.39	Freehold
17, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	09/11/2023	289950	297826	TRUE	House	Detached	128	2265.23	2326.77	Freehold
26, Fritillary Drive, Healing, Grimsby DN41 7AH	DN41 7AH	DN41 7	09/12/2024	227500	231058	FALSE	House	Semi_Detach	99	2297.98	2333.92	Freehold
4, Marigold Way, Healing, Grimsby DN41 7AR	DN41 7AR	DN41 7	28/02/2025	224950	229140	TRUE	House	Semi_Detach	98	2295.41	2338.16	Freehold
14, Larkspur Avenue, Healing, Grimsby DN41 7JD	DN41 7JD	DN41 7	19/08/2022	222000	222218	FALSE	House	Detached	95	2336.84	2339.14	Freehold
71, Larkspur Avenue, Healing, Grimsby DN41 7JD	DN41 7JD	DN41 7	31/01/2022	290000	313655	FALSE	House	Detached	134	2164.18	2340.71	Freehold
28, Carlton Avenue, Healing, Grimsby DN41 7PJ	DN41 7PJ	DN41 7	18/07/2024	204000	213021	FALSE	Bungalow	Semi_Detach	91	2241.76	2340.89	Freehold
9, Harebell Lane, Healing, Grimsby DN41 7AQ	DN41 7AQ	DN41 7	11/07/2024	219950	229676	TRUE	House	Semi_Detach	98	2244.39	2343.63	Freehold
29, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	31/07/2024	319950	332996	TRUE	House	Detached	142	2253.17	2345.04	Freehold
27, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	18/07/2024	299950	312180	TRUE	House	Detached	133	2255.26	2347.22	Freehold
5, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	05/06/2023	174000	180786	TRUE	House	Semi_Detach	77	2259.74	2347.87	Freehold
7, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	25/05/2023	209950	226000	TRUE	House	Terraced	96	2186.98	2354.17	Freehold
1, Fritillary Drive, Healing, Grimsby DN41 7AH	DN41 7AH	DN41 7	18/03/2025	315000	315618	FALSE	House	Detached	134	2350.75	2355.36	Freehold
24, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	19/03/2024	427950	448601	TRUE	House	Detached	190	2252.37	2361.06	Freehold
5, Swallow Drive, Healing, Grimsby DN41 7PU	DN41 7PU	DN41 7	27/06/2022	189950	200771	FALSE	Bungalow	Semi_Detach	85	2234.71	2362.01	Freehold
26, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	10/03/2025	332453	333106	TRUE	House	Detached	141	2357.82	2362.45	Freehold
11, Clover Lane, Healing, Grimsby DN41 7AG	DN41 7AG	DN41 7	27/05/2022	214950	231673	TRUE	House	Semi_Detach	98	2193.37	2364.01	Freehold
50, Clover Lane, Healing, Grimsby DN41 7AG	DN41 7AG	DN41 7	31/08/2022	299950	300244	TRUE	House	Detached	127	2361.81	2364.13	Freehold
Lilac Cottage, Rowan Drive, Healing, Grimsby DN41 7RI	DN41 7RF	DN41 7	19/05/2022	147000	158437	FALSE	House	Semi_Detach	67	2194.03	2364.73	Freehold
69, Larkspur Avenue, Healing, Grimsby DN41 7JD	DN41 7JD	DN41 7	17/01/2025	290000	291141	FALSE	House	Detached	123	2357.72	2367	Freehold
9, Oak Road, Healing, Grimsby DN41 7RJ	DN41 7RJ	DN41 7	30/11/2023	370000	385974	FALSE	House	Semi_Detach	163	2269.94	2367.94	Freehold
12, Fritillary Drive, Healing, Grimsby DN41 7AH	DN41 7AH	DN41 7	08/04/2022	145950	161272	TRUE	House	Terraced	68	2146.32	2371.65	Freehold
8, Fritillary Drive, Healing, Grimsby DN41 7AH	DN41 7AH	DN41 7	08/04/2022	145950	161272	TRUE	House	Terraced	68	2146.32	2371.65	Freehold
4, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	09/03/2023	269950	287402	TRUE	House	Detached	121	2230.99	2375.22	Freehold
5, Marigold Way, Healing, Grimsby DN41 7AR	DN41 7AR	DN41 7	23/01/2025	182450	185304	TRUE	House	Semi_Detach	78	2339.1	2375.69	Freehold
8, Bluebell Court, Healing, Grimsby DN41 7JA	DN41 7JA	DN41 7	07/11/2025	350000	351722	FALSE	House	Detached	148	2364.86	2376.5	Freehold
21, Snowdrop Close, Healing, Grimsby DN41 7JN	DN41 7JN	DN41 7	27/11/2024	200000	206766	FALSE	House	Semi_Detach	87	2298.85	2376.62	Freehold
2, Aylesby Lane, Healing, Grimsby DN41 7QP	DN41 7QP	DN41 7	28/03/2025	610000	611197	FALSE	House	Detached	257	2373.54	2378.2	Freehold
9, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	28/04/2023	209950	228359	TRUE	House	Terraced	96	2186.98	2378.74	Freehold
17, Radcliffe Road, Healing, Grimsby DN41 7NQ	DN41 7NQ	DN41 7	23/06/2023	420000	428392	FALSE	House	Detached	180	2333.33	2379.96	Freehold
35, Cornflower Close, Healing, Grimsby DN41 7JR	DN41 7JR	DN41 7	06/12/2024	358000	359762	FALSE	House	Detached	151	2370.86	2382.53	Freehold
7, Fritillary Drive, Healing, Grimsby DN41 7AH	DN41 7AH	DN41 7	11/03/2022	209950	231256	TRUE	House	Terraced	97	2164.43	2384.08	Freehold
3, Lucas Court, Healing, Grimsby DN41 7SB	DN41 7SB	DN41 7	27/08/2024	330000	341022	FALSE	Bungalow	Detached	143	2307.69	2384.77	Freehold
6, Harebell Lane, Healing, Grimsby DN41 7AQ	DN41 7AQ	DN41 7	10/07/2024	309950	322588	FALSE	House	Detached	135	2295.93	2389.54	Freehold
2, Grampian Avenue, Healing, Grimsby DN41 7AD	DN41 7AD	DN41 7	22/09/2022	190000	191289	FALSE	House	Semi_Detach	80	2375	2391.11	Freehold
8, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	06/04/2023	324950	339584	TRUE	House	Detached	142	2288.38	2391.44	Freehold
16, Snowdrop Close, Healing, Grimsby DN41 7JN	DN41 7JN	DN41 7	21/01/2022	166000	179540	FALSE	House	Detached	75	2213.33	2393.87	Freehold
22, Fritillary Drive, Healing, Grimsby DN41 7AH	DN41 7AH	DN41 7	29/08/2024	322000	332755	FALSE	House	Detached	139	2316.55	2393.92	Freehold
6, Hornbeam Drive, Healing, Grimsby DN41 7QY	DN41 7QY	DN41 7	04/07/2025	460000	490763	FALSE	House	Detached	205	2243.9	2393.97	Freehold
14, Carlton Avenue, Healing, Grimsby DN41 7PJ	DN41 7PJ	DN41 7	09/09/2024	230000	239449	FALSE	House	Semi_Detach	100	2300	2394.49	Freehold
17, Clover Lane, Healing, Grimsby DN41 7AG	DN41 7AG	DN41 7	04/07/2025	218000	234717	FALSE	House	Semi_Detach	98	2224.49	2395.07	Freehold
1, Off Rookery Road, Healing, Grimsby DN41 7PT	DN41 7PT	DN41 7	26/07/2022	185000	189361	FALSE	House	Terraced	79	2341.77	2396.97	Freehold
58, Clover Lane, Healing, Grimsby DN41 7AG	DN41 7AG	DN41 7	27/10/2022	304950	304950	TRUE	House	Detached	127	2401.18	2401.18	Freehold
39, Clover Lane, Healing, Grimsby DN41 7AG	DN41 7AG	DN41 7	20/10/2022	309950	309950	TRUE	House	Detached	129	2402.71	2402.71	Freehold
1, Foxtail Drive, Healing, Grimsby DN41 7AN	DN41 7AN	DN41 7	16/12/2024	303953	305449	TRUE	House	Detached	127	2393.33	2405.11	Freehold
4, Poppy Mews, Healing, Grimsby DN41 7JU	DN41 7JU	DN41 7	08/02/2023	147500	158776	FALSE	House	Terraced	66	2234.85	2405.7	Freehold
56, Clover Lane, Healing, Grimsby DN41 7AG	DN41 7AG	DN41 7	30/11/2022	228000	231114	TRUE	House	Semi_Detach	96	2375	2407.44	Freehold
10, Fritillary Drive, Healing, Grimsby DN41 7AH	DN41 7AH	DN41 7	16/06/2025	177500	188154	FALSE	House	Terraced	78	2275.64	2412.23	Freehold
16, Radcliffe Road, Healing, Grimsby DN41 7NH	DN41 7NH	DN41 7	04/10/2024	455000	468301	FALSE	House	Detached	194	2345.36	2413.92	Freehold
12, Harebell Lane, Healing, Grimsby DN41 7AQ	DN41 7AQ	DN41 7	18/04/2024	309950	326246	TRUE	House	Detached	135	2295.93	2416.64	Freehold
32, Fords Avenue, Healing, Grimsby DN41 7RP	DN41 7RP	DN41 7	31/08/2022	370000	374688	FALSE	House	Semi_Detach	155	2387.1	2417.34	Freehold
6, Fritillary Drive, Healing, Grimsby DN41 7AH	DN41 7AH	DN41 7	28/02/2022	214950	237084	TRUE	House	Semi_Detach	98	2193.37	2419.22	Freehold
6, Bluebell Court, Healing, Grimsby DN41 7JA	DN41 7JA	DN41 7	10/07/2025	245000	261385	FALSE	House	Detached	108	2268.52	2420.23	Freehold
2, Marigold Way, Healing, Grimsby DN41 7AR	DN41 7AR	DN41 7	07/11/2025	230000	232461	FALSE	House	Semi_Detach	96	2395.83	2421.47	Freehold
46, Clover Lane, Healing, Grimsby DN41 7AG	DN41 7AG	DN41 7	24/06/2022	219950	232480	TRUE	House	Semi_Detach	96	2291.15	2421.67	Freehold
44, Clover Lane, Healing, Grimsby DN41 7AG	DN41 7AG	DN41 7	17/06/2022	219950	232480	TRUE	House	Semi_Detach	96	2291.15	2421.67	Freehold
11, Harebell Lane, Healing, Grimsby DN41 7AQ	DN41 7AQ	DN41 7	28/06/2024	284950	298088	TRUE	House	Detached	123	2316.67	2423.48	Freehold
33, Clover Lane, Healing, Grimsby DN41 7AG	DN41 7AG	DN41 7	09/09/2022	309950	307839	TRUE	House	Detached	127	2440.55	2423.93	Freehold
5, Poppy Mews, Healing, Grimsby DN41 7JU	DN41 7JU	DN41 7	28/11/2025	163000	164899	FALSE	House	Terraced	68	2397.06	2424.99	Freehold
13, Clover Lane, Healing, Grimsby DN41 7AG	DN41 7AG	DN41 7	26/05/2022	152000	164983	TRUE	House	Terraced	68	2235.29	2426.22	Freehold
41, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	23/05/2025	408453	414956	TRUE	House	Detached	171	2388.61	2426.64	Freehold
16, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	13/09/2023	339950	344676	FALSE	House	Detached	142	2394.01	2427.3	Freehold
20, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	25/10/2023	410000	415288	TRUE	House	Detached	171	2397.66	2428.58	Freehold
9, Fritillary Drive, Healing, Grimsby DN41 7AH	DN41 7AH	DN41 7	25/03/2022	149950	165167	TRUE	House	Terraced	68	2205.15	2428.93	Freehold
11, Fritillary Drive, Healing, Grimsby DN41 7AH	DN41 7AH	DN41 7	08/04/2022	149950	165692	TRUE	House	Terraced	68	2205.15	2436.65	Freehold
37, Clover Lane, Healing, Grimsby DN41 7AG	DN41 7AG	DN41 7	04/10/2024	315000	324209	FALSE	House	Detached	133	2368.42	2437.66	Freehold
23, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	31/01/2024	324950	339237	TRUE	House	Detached	139	2337.77	2440.55	Freehold
52, Clover Lane, Healing, Grimsby DN41 7AG	DN41 7AG	DN41 7	07/07/2023	299950	309969	TRUE	House	Detached	127	2361.81	2440.7	Freehold
2, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	21/04/2023	324950	339584	TRUE	House	Detached	139	2337.77	2443.05	Freehold
21, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	27/07/2023	314950	325470	TRUE	House	Detached	133	2368.05	2447.14	Freehold
13, Fritillary Drive, Healing, Grimsby DN41 7AH	DN41 7AH	DN41 7	22/04/2022	214950	237516	TRUE	House	Terraced	97	2215.98	2448.62	Freehold
5, Foxtail Drive, Healing, Grimsby DN41 7AN	DN41 7AN	DN41 7	29/05/2025	373950	379903	FALSE	House	Detached	155	2412.58	2450.99	Freehold
31c, Wisteria Drive, Healing, Grimsby DN41 7JB	DN41 7JB	DN41 7	24/11/2025	160000	161864	FALSE	House	Terraced	66	2424.24	2452.48	Freehold
1, Meadow Drive, Healing, Grimsby DN41 7RU	DN41 7RU	DN41 7	28/02/2022	375000	404730	FALSE	House	Detached	165	2272.73	2452.91	Freehold
23, The Avenue, Healing, Grimsby DN41 7NA	DN41 7NA	DN41 7	11/08/2022	475000	481019	FALSE	House	Semi_Detach	196	2423.47	2454.18	Freehold
6, Marigold Way, Healing, Grimsby DN41 7AR	DN41 7AR	DN41 7	16/12/2024	164950	167530	TRUE	House	Semi_Detach	68	2425.74	2463.68	Freehold
13, Westwood Road, Healing, Grimsby, North Lincolnshi	DN41 7SA	DN41 7	17/06/2022	223000	231856	FALSE	Bungalow	Detached	94	2372.34	2466.55	Freehold
10, Harebell Lane, Healing, Grimsby DN41 7AQ	DN41 7AQ	DN41 7	10/05/2024	229950	242065	TRUE	House	Semi_Detach	98	2346.43	2470.05	Freehold
9, Buttercup Court, Healing, Grimsby DN41 7JF	DN41 7JF	DN41 7	12/01/2024	265000	276651	FALSE	House	Detached	112	2366.07	2470.1	Freehold
17, Primrose Close, Healing, Grimsby DN41 7SL	DN41 7SL	DN41 7	05/01/2026	235000	232495	FALSE	House	Detached	94	2500	2473.35	Freehold
18, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	05/10/2023	344950	349399	FALSE	House	Detached	141	2446.45	2478.01	Freehold
3, Acorn Close, Healing, Grimsby DN41 7AA	DN41 7AA	DN41 7	26/09/2025	335000	351888	FALSE	House	Detached	142	2359.15	2478.08	Freehold
6, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	22/03/2023	310000	330042	TRUE	House	Detached	133	2330.83	2481.52	Freehold
22, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	25/11/2024	414950	425793	TRUE	House	Detached	171	2426.61	2490.02	Freehold
51, Larkspur Avenue, Healing, Grimsby DN41 7JD	DN41 7JD	DN41 7	26/03/2025	220000	221707	FALSE	House	Semi_Detach	89	2471.91	2491.09	Freehold
31, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	22/08/2024	339950	351305	TRUE	House	Detached	141	2410.99	2491.52	Freehold
5, Harebell Lane, Healing, Grimsby DN41 7AQ	DN41 7AQ	DN41 7	16/06/2025	305000	316468	FALSE	House	Detached	127	2401.57	2491.87	Freehold
54, Clover Lane, Healing, Grimsby DN41 7AG	DN41 7AG	DN41 7	12/12/2022	234950	239327	TRUE	House	Semi_Detach	96	2447.4	2492.99	Freehold
2, Quantock Gardens, Healing, Grimsby DN41 7AB	DN41 7AB	DN41 7	20/10/2023	195000	200401	FALSE	House	Semi_Detach	80	2437.5	2505.01	Freehold
38, The Avenue, Healing, Grimsby DN41 7NE	DN41 7NE	DN41 7	11/01/2023	415000	423715	FALSE	House	Detached	169	2455.62	2507.19	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
33, Meadow Drive, Healing, Grimsby DN41 7RU	DN41 7RU	DN41 7	27/02/2026	225000	221102	FALSE	Bungalow	Detached	88	2556.82	2512.52	Freehold
7, Chestnut Walk, Healing, Grimsby DN41 7NT	DN41 7NT	DN41 7	23/08/2024	248000	256283	FALSE	Bungalow	Detached	102	2431.37	2512.58	Freehold
28, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	30/09/2024	224950	234191	TRUE	House	Semi_Detach	93	2418.82	2518.18	Freehold
5, Fritillary Drive, Healing, Grimsby DN41 7AH	DN41 7AH	DN41 7	18/02/2022	214950	237084	TRUE	House	Semi_Detach	94	2286.7	2522.17	Freehold
18, Lindsey Drive, Healing, Grimsby DN41 7NU	DN41 7NU	DN41 7	26/01/2024	235000	245332	FALSE	Bungalow	Detached	97	2422.68	2529.2	Freehold
3, Harebell Lane, Healing, Grimsby DN41 7AQ	DN41 7AQ	DN41 7	28/03/2025	327500	328143	FALSE	House	Detached	129	2538.76	2543.74	Freehold
21a, The Avenue, Healing, Grimsby DN41 7NA	DN41 7NA	DN41 7	03/11/2025	395000	396944	FALSE	Bungalow	Detached	156	2532.05	2544.51	Freehold
7, Harebell Lane, Healing, Grimsby DN41 7AQ	DN41 7AQ	DN41 7	08/07/2024	312950	325710	TRUE	House	Detached	128	2444.92	2544.61	Freehold
2, Foxtail Drive, Healing, Grimsby DN41 7AN	DN41 7AN	DN41 7	30/10/2024	319950	329303	TRUE	House	Detached	129	2480.23	2552.74	Freehold
5, Acorn Close, Healing, Grimsby DN41 7AA	DN41 7AA	DN41 7	28/11/2022	319000	317755	FALSE	House	Detached	124	2572.58	2562.54	Freehold
Lestra, Rowan Drive, Healing, Grimsby DN41 7RF	DN41 7RF	DN41 7	20/03/2026	205000	203240	FALSE	House	Semi_Detach	79	2594.94	2572.66	Freehold
3, Foxtail Drive, Healing, Grimsby DN41 7AN	DN41 7AN	DN41 7	30/05/2025	369950	375840	FALSE	House	Detached	146	2533.9	2574.25	Freehold
41, Poplar Road, Healing, Grimsby DN41 7RE	DN41 7RE	DN41 7	17/05/2024	200000	209007	FALSE	Bungalow	Detached	81	2469.14	2580.33	Freehold
1, Marigold Way, Healing, Grimsby DN41 7AR	DN41 7AR	DN41 7	04/10/2024	324950	334450	TRUE	House	Detached	129	2518.99	2592.64	Freehold
8, Harebell Lane, Healing, Grimsby DN41 7AQ	DN41 7AQ	DN41 7	03/06/2024	314950	329471	TRUE	House	Detached	127	2479.92	2594.26	Freehold
17, Station Road, Healing, Grimsby DN41 7LX	DN41 7LX	DN41 7	28/11/2025	280000	282996	FALSE	House	Semi_Detach	109	2568.81	2596.29	Freehold
88, Stallingborough Road, Healing, Grimsby DN41 7QL	DN41 7QL	DN41 7	06/11/2025	460000	462264	FALSE	House	Detached	178	2584.27	2596.99	Freehold
10, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	06/03/2023	324950	345958	TRUE	House	Detached	133	2443.23	2601.19	Freehold
18, Fritillary Drive, Healing, Grimsby DN41 7AH	DN41 7AH	DN41 7	28/01/2022	329950	356863	TRUE	House	Detached	136	2426.1	2623.99	Freehold
37, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	30/04/2025	339950	338954	TRUE	House	Detached	129	2635.27	2627.55	Freehold
102, Station Road, Healing, Grimsby DN41 7RQ	DN41 7RQ	DN41 7	08/09/2022	275000	276326	FALSE	House	Terraced	105	2619.05	2631.68	Freehold
48, Poplar Road, Healing, Grimsby DN41 7RD	DN41 7RD	DN41 7	19/08/2022	299950	300244	FALSE	House	Detached	114	2631.14	2633.72	Freehold
1, The Avenue, Healing, Grimsby DN41 7NA	DN41 7NA	DN41 7	18/11/2025	625000	628076	FALSE	House	Detached	238	2626.05	2638.97	Freehold
6, The Avenue, Healing, Grimsby DN41 7NG	DN41 7NG	DN41 7	04/09/2025	915000	961127	FALSE	House	Detached	364	2513.74	2640.46	Freehold
2, Harebell Lane, Healing, Grimsby DN41 7AQ	DN41 7AQ	DN41 7	27/03/2024	324950	340630	TRUE	House	Detached	129	2518.99	2640.54	Freehold
5a, Carlton Road, Healing, Grimsby DN41 7PN	DN41 7PN	DN41 7	18/09/2025	418000	439072	FALSE	House	Detached	166	2518.07	2645.01	Freehold
4, Fritillary Drive, Healing, Grimsby DN41 7AH	DN41 7AH	DN41 7	21/01/2022	349950	378495	TRUE	House	Detached	142	2464.44	2665.46	Freehold
2, Maple Grove, Healing, Grimsby DN41 7NJ	DN41 7NJ	DN41 7	06/02/2023	200000	214448	FALSE	Bungalow	Semi_Detach	80	2500	2680.6	Freehold
11, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	28/04/2023	165950	180501	TRUE	House	Terraced	67	2476.87	2694.04	Freehold
11, Hornbeam Drive, Healing, Grimsby DN41 7QY	DN41 7QY	DN41 7	14/04/2022	179950	197432	FALSE	House	Semi_Detach	73	2465.07	2704.55	Freehold
38, Nicholson Road, Healing, Grimsby DN41 7NW	DN41 7NW	DN41 7	08/06/2023	300000	305994	FALSE	House	Detached	113	2654.87	2707.91	Freehold
14, Meadowsweet Way, Healing, Grimsby DN41 7AL	DN41 7AL	DN41 7	04/10/2023	339950	344334	FALSE	House	Detached	127	2676.77	2711.29	Freehold
Sunnyview, Carr Lane, Healing, Grimsby DN41 7QR	DN41 7QR	DN41 7	22/04/2025	456000	454664	FALSE	Bungalow	Detached	167	2730.54	2722.54	Freehold
39, Clematis Avenue, Healing, Grimsby DN41 7JJ	DN41 7JJ	DN41 7	30/01/2026	336000	332419	FALSE	House	Detached	122	2754.1	2724.75	Freehold
19, Cornflower Close, Healing, Grimsby DN41 7JR	DN41 7JR	DN41 7	27/01/2022	163000	180551	FALSE	House	Semi_Detach	66	2469.7	2735.62	Freehold
1, Harebell Lane, Healing, Grimsby DN41 7AQ	DN41 7AQ	DN41 7	25/01/2024	369950	386216	TRUE	House	Detached	141	2623.76	2739.12	Freehold
21, Nicholson Road, Healing, Grimsby DN41 7RT	DN41 7RT	DN41 7	09/01/2025	247000	247971	FALSE	Bungalow	Detached	90	2744.44	2755.23	Freehold
42, Fords Avenue, Healing, Grimsby DN41 7RP	DN41 7RP	DN41 7	16/12/2022	230000	234284	FALSE	House	Semi_Detach	85	2705.88	2756.28	Freehold
20, Lindsey Drive, Healing, Grimsby DN41 7NU	DN41 7NU	DN41 7	10/06/2025	250000	259400	FALSE	Bungalow	Detached	94	2659.57	2759.57	Freehold
105, Station Road, Healing, Grimsby DN41 7RB	DN41 7RB	DN41 7	05/09/2022	132000	132128	FALSE	House	Other	47	2808.51	2811.23	Freehold
36, Nicholson Road, Healing, Grimsby DN41 7NW	DN41 7NW	DN41 7	15/08/2022	340000	340333	FALSE	House	Detached	121	2809.92	2812.67	Freehold
7, Pine Walk, Healing, Grimsby DN41 7NR	DN41 7NR	DN41 7	24/03/2023	265000	282132	FALSE	Bungalow	Detached	99	2676.77	2849.82	Freehold
37, Station Road, Healing, Grimsby DN41 7LX	DN41 7LX	DN41 7	13/01/2025	500000	501967	FALSE	House	Detached	176	2840.91	2852.09	Freehold
28, Oak Road, Healing, Grimsby DN41 7RN	DN41 7RN	DN41 7	29/07/2022	250000	255408	FALSE	House	Semi_Detach	89	2808.99	2869.75	Freehold
12, Station Road, Healing, Grimsby DN41 7LY	DN41 7LY	DN41 7	18/07/2025	223000	240101	FALSE	House	Semi_Detach	83	2686.75	2892.78	Freehold
23, Poplar Road, Healing, Grimsby DN41 7RE	DN41 7RE	DN41 7	10/11/2022	215000	214161	FALSE	Bungalow	Detached	74	2905.41	2894.07	Freehold
54, Wisteria Drive, Healing, Grimsby DN41 7JS	DN41 7JS	DN41 7	21/01/2022	273000	295268	FALSE	House	Detached	102	2676.47	2894.78	Freehold
40, Stallingborough Road, Healing, Grimsby DN41 7QL	DN41 7QL	DN41 7	16/12/2022	330000	330324	FALSE	House	Detached	114	2894.74	2897.58	Freehold
3, Orchard Fields, Healing, Grimsby DN41 7AF	DN41 7AF	DN41 7	31/10/2024	317500	326782	FALSE	House	Detached	112	2834.82	2917.7	Freehold
16, Nicholson Road, Healing, Grimsby DN41 7RX	DN41 7RX	DN41 7	28/01/2026	300000	296802	FALSE	Bungalow	Detached	101	2970.3	2938.63	Freehold
5, Lindsey Drive, Healing, Grimsby DN41 7PA	DN41 7PA	DN41 7	29/11/2023	295000	303013	FALSE	Bungalow	Detached	103	2864.08	2941.87	Freehold
3, Ivy Farm Court, Healing, Grimsby DN41 7QT	DN41 7QT	DN41 7	17/06/2024	265000	277218	FALSE	House	Detached	94	2819.15	2949.13	Freehold
3, Briar Lane, Healing, Grimsby DN41 7PP	DN41 7PP	DN41 7	31/03/2023	175000	186314	FALSE	Bungalow	Detached	63	2777.78	2957.37	Freehold
24, Nicholson Road, Healing, Grimsby DN41 7NW	DN41 7NW	DN41 7	30/07/2024	325000	338252	FALSE	Bungalow	Detached	114	2850.88	2967.12	Freehold
3, Buddleia Close, Healing, Grimsby DN41 7JH	DN41 7JH	DN41 7	31/07/2025	337500	360071	FALSE	House	Detached	121	2789.26	2975.79	Freehold
11, Chestnut Walk, Healing, Grimsby DN41 7NT	DN41 7NT	DN41 7	30/10/2024	295000	305893	FALSE	Bungalow	Semi_Detach	102	2892.16	2998.95	Freehold
46, Station Road, Healing, Grimsby DN41 7LY	DN41 7LY	DN41 7	08/09/2022	215000	216458	FALSE	House	Semi_Detach	71	3028.17	3048.7	Freehold
57, Station Road, Healing, Grimsby DN41 7LX	DN41 7LX	DN41 7	06/03/2025	255000	255500	FALSE	House	Detached	83	3072.29	3078.31	Freehold
48, Station Road, Healing, Grimsby DN41 7LY	DN41 7LY	DN41 7	08/03/2024	207000	219462	FALSE	House	Semi_Detach	71	2915.49	3091.01	Freehold
62, Station Road, Healing, Grimsby DN41 7LY	DN41 7LY	DN41 7	18/06/2024	375000	393561	FALSE	House	Semi_Detach	127	2952.76	3098.91	Freehold
7, Webster Mews, Station Road, Healing, Grimsby DN41	DN41 7RB	DN41 7	30/01/2023	111000	115662	FALSE	Bungalow	Terraced	37	3000	3126	Leasehold
14, Fords Avenue, Healing, Grimsby DN41 7RR	DN41 7RR	DN41 7	13/03/2024	272000	285125	FALSE	Bungalow	Detached	91	2989.01	3133.24	Freehold
10b, Carlton Road, Healing, Grimsby DN41 7PH	DN41 7PH	DN41 7	26/09/2025	230000	241595	FALSE	Bungalow	Detached	75	3066.67	3221.27	Freehold
41, Station Road, Healing, Grimsby DN41 7LX	DN41 7LX	DN41 7	23/10/2023	208500	214274	FALSE	Bungalow	Semi_Detach	66	3159.09	3246.58	Freehold
5, Nicholson Road, Healing, Grimsby DN41 7RT	DN41 7RT	DN41 7	12/08/2022	430000	430422	FALSE	Bungalow	Detached	131	3282.44	3285.66	Freehold
30, Nicholson Road, Healing, Grimsby DN41 7NW	DN41 7NW	DN41 7	10/06/2025	288000	298829	FALSE	Bungalow	Detached	90	3200	3320.32	Freehold
36, Station Road, Healing, Grimsby DN41 7LY	DN41 7LY	DN41 7	11/07/2025	195000	209377	FALSE	Bungalow	Other	62	3145.16	3377.05	Freehold
5, Orchard Fields, Healing, Grimsby DN41 7AF	DN41 7AF	DN41 7	05/09/2024	328000	339988	FALSE	Bungalow	Detached	97	3381.44	3505.03	Freehold
3, Lindsey Drive, Healing, Grimsby DN41 7PA	DN41 7PA	DN41 7	09/06/2022	259950	270274	FALSE	Bungalow	Detached	76	3420.39	3556.24	Freehold
45, Nicholson Road, Healing, Grimsby DN41 7NP	DN41 7NP	DN41 7	09/08/2024	275000	284185	FALSE	House	Detached	78	3525.64	3643.4	Freehold
		DN41 7 Average							114.507937	2459.04841	2543.1581	
6, Ayscough Avenue, Stallingborough, Grimsby DN41 8A	DN41 8AS	DN41 8	29/07/2022	173000	176742	FALSE	House	Semi_Detach	100	1730	1767.42	Freehold
10, Station Road, Stallingborough, Grimsby DN41 8AY	DN41 8AY	DN41 8	16/08/2023	480000	487157	FALSE	House	Detached	265	1811.32	1838.33	Freehold
The Fulbeck, Shires Edge, Stallingborough, Grimsby DN	DN41 8FH	DN41 8	28/06/2022	440000	457475	FALSE	House	Detached	247	1781.38	1852.13	Freehold
7, Blacksmiths Court, Stallingborough, Grimsby DN41 8I	DN41 8BF	DN41 8	20/01/2023	345000	352245	FALSE	House	Detached	185	1864.86	1904.03	Freehold
9, Poachers Rise, Stallingborough, Grimsby DN41 8AE	DN41 8AE	DN41 8	07/03/2025	175000	175343	FALSE	House	Detached	90	1944.44	1948.26	Freehold
3, The Woodlands, Stallingborough, Grimsby DN41 8BH	DN41 8BH	DN41 8	15/05/2023	406000	420412	FALSE	House	Detached	214	1897.2	1964.54	Freehold
17, Pinfold Lane, Stallingborough, Grimsby DN41 8AB	DN41 8AB	DN41 8	02/05/2025	138000	141682	FALSE	Bungalow	Semi_Detach	70	1971.43	2024.03	Freehold
10, Almond Grove, Stallingborough, Grimsby DN41 8FE	DN41 8FE	DN41 8	16/05/2025	270000	274299	FALSE	House	Detached	135	2000	2031.84	Freehold
7, Poachers Rise, Stallingborough, Grimsby DN41 8AE	DN41 8AE	DN41 8	19/09/2025	180000	190061	FALSE	House	Semi_Detach	93	1935.48	2043.67	Freehold
7, The Limes, Stallingborough, Grimsby DN41 8AG	DN41 8AG	DN41 8	05/04/2023	155000	161981	FALSE	Bungalow	Detached	79	1962.03	2050.39	Freehold
6, Healing Road, Stallingborough, Grimsby DN41 8AD	DN41 8AD	DN41 8	03/10/2025	395000	404509	FALSE	Bungalow	Detached	197	2005.08	2053.35	Freehold
16, Ayscough Avenue, Stallingborough, Grimsby DN41 8	DN41 8AT	DN41 8	30/01/2025	178000	180784	FALSE	House	Semi_Detach	88	2022.73	2054.36	Freehold
4, Manor Court, Stallingborough, Grimsby DN41 8TQ	DN41 8TQ	DN41 8	09/12/2024	152000	154377	FALSE	House	Semi_Detach	75	2026.67	2058.36	Freehold
5, Buttercross Close, Stallingborough, Grimsby DN41 8T	DN41 8TB	DN41 8	11/07/2022	228000	230028	FALSE	House	Detached	111	2054.05	2072.32	Freehold
18, Clarkson Drive, Stallingborough, Grimsby DN41 8BC	DN41 8BQ	DN41 8	26/11/2024	170000	174442	FALSE	House	Detached	84	2023.81	2076.69	Freehold
11, Pinfold Lane, Stallingborough, Grimsby DN41 8AB	DN41 8AB	DN41 8	11/07/2024	190000	198402	FALSE	House	Semi_Detach	95	2000	2088.44	Freehold
14, Saxonfields Drive, Stallingborough, Grimsby DN41 8	DN41 8FN	DN41 8	28/11/2025	256000	257260	FALSE	House	Detached	122	2098.36	2108.69	Freehold
33, Leggott Way, Stallingborough, Grimsby DN41 8BB	DN41 8BB	DN41 8	31/10/2025	125000	128009	FALSE	Bungalow	Detached	60	2083.33	2133.48	Freehold
30, Saxonfields Drive, Stallingborough, Grimsby DN41 8	DN41 8FN	DN41 8	29/01/2026	148250	146701	FALSE	House	Terraced	68	2180.15	2157.37	Freehold
50, Station Road, Stallingborough, Grimsby DN41 8AX	DN41 8AX	DN41 8	07/08/2025	248000	261579	FALSE	House	Detached	121	2049.59	2161.81	Freehold
6, The Woodlands, Stallingborough, Grimsby DN41 8BH	DN41 8BH	DN41 8	27/06/2023	550000	560989	FALSE	House	Detached	259	2123.55	2165.98	Freehold
38, Saxonfields Drive, Stallingborough, Grimsby DN41 8	DN41 8FN	DN41 8	05/04/2024	140000	149467	FALSE	House	Terraced	69	2028.99	2166.19	Freehold
63, Station Road, Stallingborough, Grimsby DN41 8AH	DN41 8AH	DN41 8	04/03/2026	197500	195804	FALSE	House	Semi_Detach	90	2194.44	2175.6	Freehold
The Poplars, Healing Road, Stallingborough, Grimsby D	DN41 8BJ	DN41 8	16/08/2022	240000	240235	FALSE	House	Detached	109	2201.83	2203.99	Freehold
32, Station Road, Stallingborough, Grimsby DN41 8AX	DN41 8AX	DN41 8	08/08/2025	200000	212041	FALSE	House	Semi_Detach	96	2083.33	2208.76	Freehold
29, Saxonfields Drive, Stallingborough, Grimsby DN41 8	DN41 8FN	DN41 8	12/09/2022	150000	150723	FALSE	House	Terraced	67	2238.81	2249.6	Freehold
8, Buttercross Close, Stallingborough, Grimsby DN41 8T	DN41 8TB	DN41 8	22/07/2022	250000	252223	FALSE	House	Detached	112	2232.14	2251.99	Freehold
133, Station Road, Stallingborough, Grimsby DN41 8AL	DN41 8AL	DN41 8	24/06/2022	290000	301517	FALSE	House	Detached	133	2180.45	2267.05	Freehold
29, Holly Close, Stallingborough, Grimsby DN41 8TG	DN41 8TG	DN41 8	04/07/2025	262500	280055	FALSE	House	Detached	120	2187.5	2333.79	Freehold
8, The Limes, Stallingborough, Grimsby DN41 8AG	DN41 8AG	DN41 8	16/11/2023	255000	261927	FALSE	Bungalow	Detached	112	2276.79	2338.63	Freehold
22, Poachers Rise, Stallingborough, Grimsby DN41 8AE	DN41 8AE	DN41 8	24/07/2025	287500	306727	FALSE	House	Detached	130	2211.54	2359.44	Freehold
1, Saxonfields Drive, Stallingborough, Grimsby DN41 8F	DN41 8FN	DN41 8	21/11/2022	283000	281896	FALSE	House	Detached	118	2398.31	2388.95	Freehold
25, Saxonfields Drive, Stallingborough, Grimsby DN41 8	DN41 8FN	DN41 8	05/04/2022	145000	160223	FALSE	House	Terraced	67	2164.18	2391.39	Freehold
2, Saxonfields Drive, Stallingborough, Grimsby DN41 8F	DN41 8FN	DN41 8	08/04/2024	197500	210856	FALSE	House	Terraced	88	2244.32	2396.09	Freehold
25, Healing Road, Stallingborough, Grimsby DN41 8AD	DN41 8AD	DN41 8	18/11/2025	235000	237515	FALSE	Bungalow	Semi_Detach	99	2373.74	2399.14	Freehold
2, Healing Road, Stallingborough, Grimsby DN41 8AD	DN41 8AD	DN41 8	15/12/2023	455000	475978	FALSE	House	Detached	198	2297.98	2403.93	Freehold
68, Station Road, Stallingborough, Grimsby DN41 8AR	DN41 8AR	DN41 8	21/09/2022	215000	216458	FALSE	House	Semi_Detach	88	2443.18	2459.75	Freehold
157, Station Road, Stallingborough, Grimsby DN41 8AL	DN41 8AL	DN41 8	20/11/2023	280000	287606	FALSE	House	Detached	115	2434.78	2500.92	Freehold
5, Holly Close, Stallingborough, Grimsby DN41 8TG	DN41 8TG	DN41 8	04/11/2022	275000	273927	FALSE	House	Detached	107	2570.09	2560.07	Freehold
22, Station Road, Stallingborough, Grimsby DN41 8AX	DN41 8AX	DN41 8	11/11/2024	170000	174442	FALSE	Bungalow	Detached	66	2575.76	2643.06	Freehold
24, Poachers Rise, Stallingborough, Grimsby DN41 8AE	DN41 8AE	DN41 8	26/11/2024	308000	316048	FALSE	House	Detached	119	2588.24	2655.87	Freehold
25, Poachers Rise, Stallingborough, Grimsby DN41 8AE	DN41 8AE	DN41 8	27/03/2024	185000	196138	FALSE	House	Semi_Detach	73	2534.25	2686.82	Freehold
26, Poachers Rise, Stallingborough, Grimsby DN41 8AE	DN41 8AE	DN41 8	31/07/2023	175000	185504	FALSE	House	Terraced	69	2536.23	2688.46	Freehold
2, Church Lane, Stallingborough, Grimsby DN41 8AA	DN41 8AA	DN41 8	26/01/2022	265000	286615	FALSE	House	Detached	106	2500	2703.92	Freehold
28, Holly Close, Stallingborough, Grimsby DN41 8TG	DN41 8TG	DN41 8	22/04/2022	225500	242609	FALSE	House	Detached	89	2533.71	2725.94	Freehold
6, Manor Court, Stallingborough, Grimsby DN41 8TQ	DN41 8TQ	DN41 8	16/08/2022	195000	197471	FALSE	House	Semi_Detach	71	2746.48	2781.28	Freehold
34, Poachers Rise, Stallingborough, Grimsby DN41 8AE	DN41 8AE	DN41 8	03/09/2024	154000	159829	FALSE	House	Terraced	57	2701.75	2804.02	Freehold
9, Holly Close, Stallingborough, Grimsby DN41 8TG	DN41 8TG	DN41 8	19/12/2023	238000	248973	FALSE	House	Detached	88	2704.55	2829.24	Freehold
42, Leggott Way, Stallingborough, Grimsby DN41 8BB	DN41 8BB	DN41 8	18/11/2025	160000	160787	FALSE	Bungalow	Detached	56	2857.14	2871.2	Freehold
135, Station Road, Stallingborough, Grimsby DN41 8AL	DN41 8AL	DN41 8	25/09/2024	227500	235815	FALSE	House	Detached	82	2774.39	2875.79	Freehold
20, Church Lane, Stallingborough, Grimsby DN41 8AA	DN41 8AA	DN41 8	07/08/2025	299000	315371	FALSE	House	Detached	109	2743.12	2893.31	Freehold
16, South Marsh Road, Stallingborough, Grimsby DN41	DN41 8AN	DN41 8	01/05/2024	165000	172431	FALSE	Bungalow	Detached	59	2796.61	2922.56	Freehold
49, Leggott Way, Stallingborough, Grimsby DN41 8BB	DN41 8BB	DN41 8	11/02/2022	155000	167289	FALSE	Bungalow	Detached	57	2719.3	2934.89	Freehold
11, Clarkson Drive, Stallingborough, Grimsby DN41 8BC	DN41 8BQ	DN41 8	05/04/2022	235000	252829	FALSE	Bungalow	Detached	86	2732.56	2939.87	Freehold
22, South Marsh Road, Stallingborough, Grimsby DN41	DN41 8AN	DN41 8	09/02/2024	235000	247611	FALSE	Bungalow	Detached	81	2901.23	3056.93	Freehold

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated ma	New build	Category	Subcategory	Floor area m²	Price per m²	Market price p	Tenure
44, Leggott Way, Stallingborough, Grimsby DN41 8BB	DN41 8BB	DN41 8	26/05/2022	155000	163995	FALSE	Bungalow	Detached	53	2924.53	3094.25	Freehold
12, Holly Close, Stallingborough, Grimsby DN41 8TG	DN41 8TG	DN41 8	20/08/2024	270000	279018	FALSE	House	Detached	90	3000	3100.2	Freehold
2, Anthony Way, Stallingborough, Grimsby DN41 8BD	DN41 8BD	DN41 8	27/06/2025	225000	233460	FALSE	Bungalow	Detached	75	3000	3112.8	Freehold
19, Holly Close, Stallingborough, Grimsby DN41 8TG	DN41 8TG	DN41 8	05/06/2023	300000	305994	FALSE	House	Detached	98	3061.22	3122.39	Freehold
23, Clarkson Drive, Stallingborough, Grimsby DN41 8BQ	DN41 8BQ	DN41 8	22/07/2022	225000	227001	FALSE	Bungalow	Detached	72	3125	3152.79	Freehold
4, Anthony Way, Stallingborough, Grimsby DN41 8BD	DN41 8BD	DN41 8	06/03/2025	225000	225442	FALSE	Bungalow	Detached	71	3169.01	3175.24	Freehold
7, Station Road, Stallingborough, Grimsby DN41 8AF	DN41 8AF	DN41 8	17/05/2023	264000	273371	FALSE	Bungalow	Detached	83	3180.72	3293.63	Freehold
44, Station Road, Stallingborough, Grimsby DN41 8AX	DN41 8AX	DN41 8	25/02/2025	260000	264843	FALSE	Bungalow	Semi_Detach	80	3250	3310.54	Freehold
4, Station Road, Stallingborough, Grimsby DN41 8AY	DN41 8AY	DN41 8	09/02/2022	235000	257405	FALSE	House	Other	76	3092.11	3386.91	Freehold
7, Anthony Way, Stallingborough, Grimsby DN41 8BD	DN41 8BD	DN41 8	26/01/2024	245000	255772	FALSE	Bungalow	Detached	70	3500	3653.89	Freehold
26, Church Lane, Stallingborough, Grimsby DN41 8AA	DN41 8AA	DN41 8	05/06/2023	280000	285594	FALSE	Bungalow	Detached	78	3589.74	3661.46	Freehold
9, Pinfold Lane, Stallingborough, Grimsby DN41 8AB	DN41 8AB	DN41 8	16/03/2026	230000	228025	FALSE	Bungalow	Semi_Detach	59	3898.31	3864.83	Freehold
13, Holly Close, Stallingborough, Grimsby DN41 8TG	DN41 8TG	DN41 8	01/08/2024	368500	380808	FALSE	House	Detached	98	3760.2	3885.8	Freehold
11, The Limes, Stallingborough, Grimsby DN41 8AG	DN41 8AG	DN41 8	15/05/2023	235000	243342	FALSE	Bungalow	Detached	61	3852.46	3989.21	Freehold
		DN41 8 Average							101.565217	2488.06493	2571.41841	

Appendix 4 - Commercial lettings data

Signed	Address	Sq ft Leased	Space Use	Floor	Lease Type	Term	Rent/Sq ft/\	Rent/Sq ft/Y	Service Type	Rent Type	Deal Type	Commencement
Apr 2023	Armstrong St	5,148	Office	GRND	Direct	10 Years	£15.54	£15.54		Achieved	New Lease	Apr 2023
Jun 2023	Victoria St	4,758	Office	GRND	Direct	10 Years	£15.38	£15.38	Fully Repairing and Insuring	Effective	New Lease	Jun 2023
Apr 2023	Origin Way	239	Office	1	Direct	10 Years	£15.06	£15.06	Fully Repairing and Insuring	Effective	New Lease	Apr 2023
Apr 2025	Wilton Rd	986	Office	GRND	Direct		£14.60	£14.60		Asking	New Lease	May 2025
Apr 2023	Origin Way	1,341	Office	1	Direct	10 Years	£13.42	£13.42	Fully Repairing and Insuring	Effective	New Lease	Apr 2023
Dec 2024	16 Abbey Walk	493	Office	1	Direct	3 Years	£12.17	£12.17		Achieved	New Lease	Dec 2024
Sep 2025	13-17 West St Marys Gate	1,102	Office	1	Direct		£9.07	£9.07		Asking	New Lease	Oct 2025
Jan 2025	East Side	1,668	Office	GRND-1	Direct		£9.00	£9.00		Asking	New Lease	Jan 2025
Mar 2023	Armstrong St	446	Office	GRND	Direct	1 Year	£8.78	£8.78	Fully Repairing and Insuring	Achieved	New Lease	Mar 2023
Jan 2025	Armstrong St	170	Office	GRND	Direct		£8.73	£8.73		Achieved	New Lease	Jan 2025
Feb 2024	Blossom Ave	1,284	Office	GRND	Direct		£8.00	£8.00	Fully Repairing and Insuring	Asking	New Lease	Mar 2024
Jun 2025	8 Dudley St	1,420	Office	GRND-1	Direct		£7.57	£7.57		Asking	New Lease	Jul 2025
Oct 2022	70 Wilton Rd	139	Office	1	Direct		£7.50	£7.50		Achieved	New Lease	Oct 2022
Jun 2024	Kings Rd	380	Office	1	Direct	3 Years	£6.31	£6.31		Achieved	New Lease	Jun 2024
Nov 2023	9-11 Bethlehem St	6,854	Office	GRND	Direct	5 Years	£4.37	£4.37	Fully Repairing and Insuring	Achieved	New Lease	Nov 2023
Mar 2025	Edward St	3,402	Office	GRND	Direct		£3.82	£3.82	Fully Repairing and Insuring	Asking	New Lease	Apr 2025
Aug 2025	Genesis Way	2,677	Office	GRND	Direct		£2.44	£2.44		Asking	New Lease	Sep 2025

Signed	Address	Sq ft Leased	Space Use	Floor	Lease Type	Term	Rent/Sq ft/\	Rent/Sq ft/Ye	Service Type	Rent Type	Deal Type	Commencement
Sep 2024	14A-14B Sea View St	258	Retail	GRND	Assignment		£54.26	£54.26	Fully Repairing and Insuring	Asking	New Lease	Oct 2024
Jan 2025	23-25 Bethlehem St	198	Retail	1-2	Direct	15 Years	£50.51	£50.51	Fully Repairing and Insuring	Achieved	New Lease	Feb 2025
Apr 2024	35 Alexandra Rd	335	Retail	GRND	Direct	3 Years	£44.78	£44.78		Asking	New Lease	May 2024
Jan 2024	47 Market St	376	Retail	GRND	Direct		£41.49	£41.49		Achieved	New Lease	Feb 2024
Aug 2024	7 Brighowgate	411	Retail	GRND	Direct		£36.50	£36.50		Achieved	New Lease	Sep 2024
Jan 2024	30 Victoria St W	961	Retail	GRND	Direct		£29.66	£29.66		Asking	New Lease	Apr 2024
May 2025	43 St Peter's Ave	830	Retail	GRND	Direct		£29.52	£29.52		Asking	New Lease	May 2025
May 2023	33-39 St. Peters Av	896	Retail	GRND	Direct		£27.90	£27.90		Asking	New Lease	Jun 2023
Jul 2026	261-267 Freeman St	234	Retail	GRND	Direct	3 Years	£25.64	£25.64		Achieved	New Lease	Jul 2026
Nov 2023	33 Sea View St	513	Retail	GRND	Direct		£25.34	£25.34	Fully Repairing and Insuring	Asking	New Lease	Dec 2023
Feb 2023	23 Sea View St	722	Retail	GRND	Direct		£24.93	£24.93		Achieved	New Lease	Feb 2023
Oct 2024	14 Osborne St	662	Retail	GRND	Direct	3 Years	£22.66	£22.66		Achieved	New Lease	Oct 2024
Apr 2025	22 Victoria St	547	Retail	GRND	Direct	3 Years	£21.94	£21.94		Asking	New Lease	May 2025
Mar 2023	239 Little Coates Rd	494	Retail	GRND	Direct		£21.86	£21.86		Achieved	New Lease	Apr 2023
Jan 2026	9-24 Abbeygate	366	Retail	GRND	Direct		£21.86	£21.86	Fully Repairing and Insuring	Achieved	New Lease	Jan 2026
Mar 2024	17 Freeman St	591	Retail	GRND	Direct	2 Years	£20.64	£20.64	Fully Repairing and Insuring	Achieved	New Lease	Mar 2024
Jun 2025	2-4 Sea View St	1,211	Retail	GRND	Direct		£20.64	£20.64		Asking	New Lease	Oct 2025
May 2025	79 Stanley St	385	Retail	GRND	Direct	3 Years	£20.26	£20.26		Asking	New Lease	May 2025
Jul 2025	1 Ladysmith Rd	181	Retail	GRND	Direct	3 Years	£19.89	£19.89	Fully Repairing and Insuring	Achieved	New Lease	Jul 2025
Aug 2024	33 Cambridge St	400	Retail	GRND	Direct	1 Year	£17.50	£17.50	Fully Repairing and Insuring	Achieved	New Lease	Aug 2024
Jun 2025	246 Freeman St	400	Retail	GRND	Direct		£16.50	£16.50	Fully Repairing and Insuring	Asking	New Lease	Jul 2025
Mar 2023	95 Convamore Road	487	Retail	GRND	Direct	1 Year	£16.43	£16.43		Achieved	New Lease	Mar 2023
Dec 2024	Victoria St	7,515	Retail	GRND	Direct	10 Years	£16.00	£16.00	Fully Repairing and Insuring	Achieved	New Lease	Jan 2025
Nov 2025	35-37 Sea View St	470	Retail	GRND	Direct		£15.96	£15.96	Fully Repairing and Insuring	Asking	New Lease	Dec 2025
Jun 2025	1 Abbeygate	619	Retail	GRND	Direct		£15.51	£15.51		Asking	New Lease	Jun 2025
Feb 2023	246 Freeman St	400	Retail	GRND	Direct	2 Years	£14.95	£14.95	Fully Repairing and Insuring	Achieved	New Lease	Feb 2023
Feb 2023	42 Louth Rd	814	Retail	GRND	Direct		£14.74	£14.74		Asking	New Lease	Feb 2023
Dec 2024	1 Regent Arcade	215	Retail	GRND	Direct	1 Year	£14.51	£14.51		Achieved	New Lease	Jan 2025
Sep 2022	Victoria St N	12,089	Retail	GRND	Direct	15 Years	£14.48	£14.48		Achieved	New Lease	Sep 2022
Jun 2026	1 West St	700	Retail	GRND	Direct		£14.29	£14.29	Fully Repairing and Insuring	Asking	Renewal	Jun 2026
Feb 2026	4 Buttercup Way	1,050	Retail	GRND	Direct		£14.29	£14.29	Fully Repairing and Insuring	Asking	New Lease	Feb 2026
May 2024	Meridian Rd	422	Retail	GRND	Direct		£13.63	£13.63		Asking	New Lease	Jun 2024
Jun 2025	311A Pelham Rd	405	Retail	GRND	Direct		£13.58	£13.58		Asking	New Lease	Jun 2025
Apr 2024	49 Cambridge St	646	Retail	GRND	Direct	3 Years	£13.00	£13.00	Fully Repairing and Insuring	Achieved	New Lease	Apr 2024
Apr 2025	26A-26E Wellowgate	657	Retail	GRND	Direct	2 Years	£12.79	£12.79	Fully Repairing and Insuring	Achieved	New Lease	Apr 2025
Sep 2023	202-204 Lord St	405	Retail	GRND	Direct	5 Years	£12.59	£12.59		Achieved	New Lease	Sep 2023
Aug 2022	34-36 Louth Rd	1,075	Retail	GRND	Direct		£12.56	£12.56		Asking	New Lease	Aug 2022
Aug 2024	110-112 St. Peters Av	599	Retail	GRND	Direct	3 Years	£12.52	£12.52	Fully Repairing and Insuring	Achieved	New Lease	Aug 2024
Mar 2026	95 Convamore Road	475	Retail	GRND	Direct		£12.51	£12.51		Asking	New Lease	May 2026
Sep 2024	217-219 Grimsby Rd	1,076	Retail	GRND	Direct	5 Years	£12.08	£12.08	Fully Repairing and Insuring	Achieved	New Lease	Oct 2024
Feb 2026	6 Buttercup Way	3,358	Retail	GRND	Direct		£11.91	£11.91	Fully Repairing and Insuring	Asking	New Lease	Feb 2026
Jul 2023	170 Cromwell Rd	657	Retail	GRND	Direct	3 Years	£11.87	£11.87		Asking	New Lease	Aug 2023
Dec 2024	St. Nicholas Dr	830	Retail	GRND	Direct	3 Years	£11.81	£11.81	Fully Repairing and Insuring	Achieved	New Lease	Dec 2024
May 2024	87-103 Victoria St	507	Retail	GRND	Direct	5 Years	£11.24	£11.24	Fully Repairing and Insuring	Achieved	New Lease	Jun 2024
Mar 2024	49-51 Market St	1,780	Retail	GRND	Direct		£11.24	£11.24		Achieved	New Lease	Mar 2024
Jan 2025	St. Nicholas Dr	1,060	Retail	GRND	Direct		£11.13	£11.13		Asking	New Lease	Jan 2025
Mar 2024	Corporation Rd	10,260	Retail	GRND	Direct	10 Years	£11.00	£11.00		Achieved	New Lease	Mar 2024
Jun 2024	Meridian Rd	588	Retail	GRND	Direct		£10.20	£10.20		Asking	New Lease	Jul 2024
Nov 2023	3-5 Cambridge Rd	3,555	Retail	GRND	Direct	15 Years	£10.13	£10.13	Fully Repairing and Insuring	Achieved	New Lease	Dec 2023
Feb 2024	210 Freeman St	487	Retail	GRND	Direct	5 Years	£9.86	£9.86		Achieved	New Lease	Mar 2024
Nov 2024	158 Grimsby Rd	528	Retail	GRND	Direct	3 Years	£9.85	£9.85	Fully Repairing and Insuring	Achieved	New Lease	Dec 2024
Oct 2024	26 Pasture St	325	Retail	GRND	Direct		£9.23	£9.23		Asking	New Lease	Oct 2024
Apr 2026	337-359 Cleethorpe Rd	4,246	Retail	GRND	Direct	6 Years	£8.95	£8.95	Fully Repairing and Insuring	Achieved	New Lease	Apr 2026
Aug 2025	Caistor Rd	1,377	Retail	GRND	Direct		£8.71	£8.71	Fully Repairing and Insuring	Asking	New Lease	Sep 2025
May 2024	95 Convamore Road	940	Retail	GRND	Direct	1 Year	£8.37	£8.37	Fully Repairing and Insuring	Asking	New Lease	Jun 2025
May 2024	4-6 Trinity St	2,956	Retail	GRND	Direct		£8.12	£8.12		Achieved	New Lease	May 2024
Jul 2025	Osbourne St	1,918	Retail	GRND	Direct	10 Years	£8.06	£8.06	Fully Repairing and Insuring	Effective	New Lease	Jul 2025
Sep 2024	New St	928	Retail	GRND	Direct	3 Years	£7.76	£7.76	Fully Repairing and Insuring	Achieved	New Lease	Sep 2024
Jan 2024	87-103 Victoria St	807	Retail	GRND	Direct	3 Years	£7.43	£7.43	Fully Repairing and Insuring	Achieved	New Lease	Feb 2024
May 2024	19 Freeman St	602	Retail	GRND	Direct	2 Years	£6.98	£6.98		Achieved	New Lease	May 2024
Mar 2025	Pasture St	4,027	Retail	GRND	Direct	5 Years	£6.58	£6.58		Effective	New Lease	Mar 2025
Sep 2024	2-20 Kennedy Way	2,257	Retail	GRND	Direct	10 Years	£6.56	£6.56	Fully Repairing and Insuring	Effective	Renewal	Sep 2024
Apr 2024	2 Abbey Walk	780	Retail	GRND	Direct	3 Years	£6.41	£6.41	Fully Repairing and Insuring	Achieved	New Lease	May 2024
Apr 2025	104-106 Grimsby Rd	841	Retail	GRND	Direct		£6.18	£6.18		Asking	New Lease	Nov 2025
Nov 2023	15 Freeman St	697	Retail	GRND	Direct	2 Years	£6.03	£6.03	Fully Repairing and Insuring	Achieved	New Lease	Nov 2023

Signed	Address	Sq ft Leased	Space Use	Floor	Lease Type	Term	Rent/Sq ft/\	Rent/Sq ft/Ye	Service Type	Rent Type	Deal Type	Commencement
Sep 2025	31-33 Victoria St W	5,094	Retail	GRND-2	Direct	5 Years	£5.89	£5.89		Achieved	Renewal	Oct 2025
Feb 2023	123-125 Pasture St	1,087	Retail	GRND	Direct	3 Years	£5.52	£5.52		Achieved	New Lease	Feb 2023
Dec 2025	Victoria St	25,625	Retail	GRND	Direct		£3.90	£3.90	Internal Repairing and Insuring	Asking	New Lease	May 2026
Aug 2025	12-14 Freeman St	2,239	Retail	GRND	Direct	5 Years	£3.75	£3.75	Fully Repairing and Insuring	Achieved	New Lease	Sep 2025
Nov 2022	53-59 Second Av	1,424	Retail	GRND-2	Direct	1 Year	£3.16	£3.16		Achieved	New Lease	Jun 2023
Nov 2023	113-115 Cleethorpe Rd	3,867	Retail	GRND	Direct	5 Years	£2.97	£2.97	Fully Repairing and Insuring	Achieved	New Lease	Nov 2023
Apr 2023	Adam Smith St	62,708	Retail	GRND, MEZ	Direct	10 Years	£2.89	£2.89	Fully Repairing and Insuring	Effective	Renewal	Apr 2023
Nov 2022	22 Sea View St	430	Retail	GRND	Direct		£2.33	£2.33		Asking	New Lease	Dec 2022

Signed	Address	Sq ft Leased	Space Use	Floor	Lease Type	Term	Rent/Sq ft/\	Rent/Sq ft/Y	Service Type	Rent Type	Deal Type	Commencement
Nov 2024	5D Estate Rd	1,010	Industrial	GRND	Direct	1 Year	£10.69	£10.69		Asking	New Lease	Nov 2024
Dec 2024	6 Estate Rd	500	Industrial	GRND	Direct		£10.50	£10.50		Asking	New Lease	Dec 2024
Dec 2024	Energy Park Way	2,169	Industrial	GRND-1	Direct		£7.84	£7.84		Asking	New Lease	Jun 2025
Jul 2024	Energy Park Way	2,168	Industrial	GRND-1	Direct		£7.84	£7.84		Asking	New Lease	Jan 2025
Jun 2024	Energy Park Way	2,168	Industrial	GRND-1	Direct		£7.84	£7.84		Asking	New Lease	Jan 2025
May 2025	5 Grant St	232	Light Industri	GRND	Direct		£7.76	£7.76		Asking	New Lease	May 2025
Apr 2023	Station Rd	3,937	Industrial	GRND	Direct		£7.62	£7.62		Asking	New Lease	Apr 2023
Oct 2025	Innovation Way	1,491	Industrial	GRND	Direct		£7.37	£7.37	Fully Repairing and Insuring	Asking	New Lease	Nov 2025
Sep 2024	Westside Business Park	2,525	Industrial	GRND	Direct	8 Years	£7.12	£7.12		Achieved	New Lease	Sep 2024
May 2024	3A-3G Wilton Rd	1,801	Industrial	GRND	Direct	3 Years	£7.08	£7.08		Asking	New Lease	May 2024
Dec 2024	Granville St	991	Light Industri	GRND	Direct		£7.08	£7.08		Asking	New Lease	Jan 2025
Dec 2025	3 Mill Rd	2,550	Light Industri	GRND	Direct		£6.86	£6.86		Asking	New Lease	Jan 2026
May 2023	Birchin Way	1,206	Industrial	GRND	Direct	1 Year	£6.63	£6.63		Asking	New Lease	May 2023
Mar 2026	Estate Road No 6	4,351	Industrial	GRND	Assignment		£6.32	£6.32	Fully Repairing and Insuring	Asking	New Lease	Mar 2026
Feb 2025	Moody Ln	4,000	Industrial	GRND	Direct		£6.25	£6.25	Fully Repairing and Insuring	Asking	New Lease	Mar 2025
Jan 2025	Moss Rd	2,411	Industrial	GRND	Direct		£6.22	£6.22		Asking	New Lease	Jan 2025
Sep 2024	Innovation Way	1,562	Industrial	GRND	Direct		£6.21	£6.21	Fully Repairing and Insuring	Asking	New Lease	Oct 2024
Jun 2024	Orwell St	1,457	Light Industri	GRND-1	Direct	3 Years	£6.17	£6.17	Fully Repairing and Insuring	Achieved	New Lease	Jun 2024
Mar 2025	Cromwell Rd	2,417	Industrial	GRND	Direct	5 Years	£6.16	£6.16	Fully Repairing and Insuring	Achieved	New Lease	Apr 2025
Sep 2024	Energy Park Way	3,623	Industrial	GRND-1	Direct		£6.07	£6.07		Asking	New Lease	Oct 2024
May 2025	Estate Road No 8	3,614	Industrial	GRND	Direct		£5.81	£5.81		Asking	New Lease	Jun 2025
Sep 2025	Moody Ln	20,000	Industrial	GRND	Direct		£5.75	£5.75	Fully Repairing and Insuring	Asking	New Lease	Oct 2025
Jan 2025	Granville St	2,171	Light Industri	GRND	Direct		£5.52	£5.52		Asking	New Lease	Feb 2025
Oct 2022	Cromwell Rd	1,690	Industrial	GRND	Direct	3 Years	£5.30	£5.30	Internal Repairing and Insuring	Achieved	New Lease	Nov 2022
Jul 2025	Adam Smith St	1,677	Industrial	GRND	Direct		£5.22	£5.22		Asking	New Lease	Aug 2025
Sep 2024	11-11A King Edward St	2,874	Industrial	GRND	Direct	3 Years	£5.21	£5.21	Fully Repairing and Insuring	Achieved	New Lease	Sep 2024
Jul 2023	Athenian Way	53,758	Industrial	GRND-1	Direct		£5.12	£5.12	Fully Repairing and Insuring	Asking	New Lease	Aug 2024
May 2024	Kiln Ln	11,132	Industrial	GRND	Direct		£4.94	£4.94		Asking	New Lease	Jun 2024
Nov 2022	Cromwell Rd	1,706	Industrial	GRND	Direct	3 Years	£4.90	£4.90		Achieved	New Lease	Dec 2022
Feb 2024	Hall Park Rd	5,338	Industrial	GRND	Direct	10 Years	£4.87	£4.87	Fully Repairing and Insuring	Achieved	New Lease	Feb 2024
Jan 2023	Hall Park Rd	5,338	Industrial	GRND	Direct	10 Years	£4.87	£4.87	Fully Repairing and Insuring	Achieved	New Lease	Jan 2023
Mar 2026	4-6 King Edward St	10,069	Industrial	GRND, MEZ	Direct		£3.77	£3.77		Asking	New Lease	Mar 2026
Aug 2025	Kiln Ln	29,159	Industrial	GRND	Direct		£3.77	£3.77		Asking	New Lease	Sep 2025
Jun 2025	10-30 Robinson St E	2,515	Industrial	GRND	Direct		£3.37	£3.37		Asking	New Lease	Jun 2025
Nov 2023	Moody Ln	27,130	Industrial	GRND	Direct	5 Years	£2.86	£2.86	Fully Repairing and Insuring	Achieved	New Lease	Nov 2023

Appendix 5 - BCIS costs

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£/M2 STUDY

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

Last updated: 25-Jul-2026 08:13

Rebased to North East Lincolnshire (99; sample 29)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
282. Factories							
Generally (25)	1,395	303	754	1,093	1,672	5,023	109
Up to 500m2 GFA (25)	1,980	1,074	1,238	1,458	2,635	4,046	15
500 to 2000m2 GFA (25)	1,426	303	826	1,267	1,580	5,023	44
Over 2000m2 GFA (25)	1,193	453	703	921	1,271	4,679	50
282.1 Advance factories							
Generally (15)	1,102	453	887	1,087	1,411	1,697	16
Up to 500m2 GFA (15)	1,325	1,074	1,099	1,319	1,435	1,697	5
500 to 2000m2 GFA (15)	1,243	831	1,049	1,402	1,445	1,490	5
Over 2000m2 GFA (15)	798	453	675	822	922	1,111	6
282.12 Advance factories/offices - mixed facilities (class B1)							
Generally (25)	1,456	586	914	1,275	1,830	2,941	24
Up to 500m2 GFA (25)	2,588	2,124	-	2,698	-	2,941	3
500 to 2000m2 GFA (25)	1,454	586	1,275	1,589	1,742	1,973	7
Over 2000m2 GFA (25)	1,215	612	798	950	1,560	2,863	14

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Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
282.2 Purpose built factories							
Generally (30)	1,697	303	887	1,451	2,365	5,023	62
Up to 500m2 GFA (30)	2,690	913	2,246	2,572	3,673	4,046	5
500 to 2000m2 GFA (30)	1,958	303	1,005	1,526	2,527	5,023	19
Over 2000m2 GFA (30)	1,436	438	741	1,141	2,143	4,679	38
282.22 Purpose built factories/Offices - mixed facilities (15)	1,205	607	999	1,113	1,365	2,504	23
284. Warehouses/stores							
Generally (15)	1,031	460	710	866	1,112	3,391	53
Up to 500m2 GFA (15)	1,582	770	1,019	1,212	1,831	3,391	7
500 to 2000m2 GFA (15)	1,002	542	778	947	1,106	1,880	14
Over 2000m2 GFA (15)	923	460	682	798	1,069	2,673	32
284.1 Advance warehouses/stores (15)	859	475	715	843	1,044	1,212	10
284.2 Purpose built warehouses/stores							
Generally (15)	1,108	460	733	931	1,158	3,391	39
Up to 500m2 GFA (15)	1,956	770	-	1,831	-	3,391	4
500 to 2000m2 GFA (15)	996	542	735	935	1,112	1,880	13
Over 2000m2 GFA (15)	1,019	460	711	804	1,125	2,673	22
284.5 Cold stores/refrigerated stores (30)	1,601	1,085	1,187	1,393	2,152	2,186	5
320. Offices							
Generally (15)	2,536	1,201	2,155	2,517	2,859	4,476	26
Air-conditioned							
Generally (15)	2,417	1,639	2,160	2,403	2,789	2,895	11
1-2 storey (15)	2,293	1,935	2,155	2,205	2,361	2,861	6

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Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
3-5 storey (15)	2,528	1,639	-	2,789	-	2,895	4
6 storey or above (20)	2,737	2,077	2,504	2,614	2,709	3,906	6
Not air-conditioned							
Generally (15)	2,460	1,201	1,981	2,483	2,862	3,819	11
1-2 storey (15)	2,570	1,650	2,200	2,483	2,996	3,819	9
3-5 storey (20)	2,333	1,201	1,695	2,159	2,753	4,034	19
6 storey or above (25)	2,861	2,224	-	2,956	-	3,308	4
344. Hypermarkets, supermarkets							
Generally (35)	1,944	805	1,350	1,743	2,624	3,409	29
Up to 1000m2 (35)	2,500	1,754	-	-	-	3,245	2
1000 to 7000m2 GFA (35)	1,925	805	1,243	1,734	2,626	3,409	24
7000 to 15000m2 (35)	1,652	-	-	-	-	-	1
Over 15000m2 GFA (35)	2,155	-	-	-	-	-	1
345. Shops							
Generally (30)	1,980	929	1,089	1,578	2,375	5,098	14
1-2 storey (30)	2,007	929	1,072	1,527	2,474	5,098	13
3-5 storey (30)	1,629	-	-	-	-	-	1
532. Community Centres							
Generally (25)	2,909	1,087	2,354	2,709	3,275	8,096	87
Up to 500m2 GFA							
Generally (25)	3,158	1,087	2,229	3,099	3,508	8,096	36
Steel framed (25)	3,537	1,841	2,564	2,998	3,767	8,096	18
Concrete framed (55)	1,756	-	-	-	-	-	1
Brick construction (25)	2,023	1,087	1,561	1,887	2,101	3,286	9

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Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Timber framed (25)	3,550	2,859	3,126	3,379	3,945	4,556	8
500 to 2000m2 GFA							
Generally (25)	2,746	1,413	2,384	2,692	3,097	4,139	47
Steel framed (25)	2,782	1,722	2,441	2,706	3,098	4,123	30
Concrete framed (30)	2,557	-	-	-	-	-	1
Brick construction (25)	2,531	1,413	2,206	2,387	2,776	4,139	10
Timber framed (25)	2,955	2,213	2,692	2,945	3,279	3,628	6
Over 2000m2 GFA							
Generally (25)	2,586	1,998	-	2,632	-	3,084	4
Steel framed (30)	2,539	-	-	-	-	-	1
Concrete framed (55)	1,867	-	-	-	-	-	1
Brick construction (55)	1,193	-	-	-	-	-	1
Timber framed (20)	2,666	-	-	-	-	-	1
562.2 Gymnasia, fitness centres, etc (30)	2,827	1,067	1,454	2,966	3,900	4,813	8
810. Housing, mixed developments (15)	1,647	873	1,421	1,589	1,808	4,101	1236
810.1 Estate housing							
Generally (15)	1,616	794	1,365	1,543	1,770	5,524	1239
Single storey (15)	1,849	1,069	1,546	1,784	2,009	5,524	191
2-storey (15)	1,560	794	1,342	1,510	1,717	3,318	983
3-storey (15)	1,648	1,013	1,404	1,582	1,819	3,284	61
4-storey or above (15)	3,771	2,678	-	3,719	-	4,969	4
810.11 Estate housing detached (15)	2,252	1,184	1,706	1,960	2,568	5,524	16
810.12 Estate housing semi detached							
Generally (15)	1,628	945	1,377	1,577	1,782	3,566	319

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Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Single storey (15)	1,809	1,175	1,576	1,781	1,960	3,566	72
2-storey (15)	1,576	945	1,365	1,526	1,730	2,737	237
3-storey (15)	1,563	1,179	1,244	1,483	1,808	2,283	10
810.13 Estate housing terraced							
Generally (15)	1,625	950	1,339	1,524	1,757	4,969	192
Single storey (15)	1,799	1,131	1,524	1,730	2,194	2,545	13
2-storey (15)	1,564	950	1,334	1,487	1,695	3,318	152
3-storey (15)	1,661	1,013	1,427	1,570	1,816	3,284	25
4-storey or above (15)	4,709	4,449	-	-	-	4,969	2
816. Flats (apartments)							
Generally (15)	1,932	997	1,584	1,807	2,202	6,396	707
1-2 storey (15)	1,867	1,090	1,547	1,730	2,141	3,585	144
3-5 storey (15)	1,894	997	1,572	1,789	2,150	3,921	474
6 storey or above (15)	2,245	1,359	1,859	2,148	2,507	6,396	89
852. Hotels (15)	2,901	1,788	2,450	2,980	3,270	3,829	13
856.2 Students' residences, halls of residence, etc (15)	2,458	1,378	2,114	2,463	2,695	3,872	50

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Appendix 6 - Accessibility standards

Accessibility standards

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

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

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

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

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

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

Appendix 7 - BLV assumptions

EUV - notional hectare

No	Description of use	Site coverage	No of storeys	Sq m GIA	Indicative rent psm	Rent per annum	Yield	YP	Deferment (years)	PV	Cap val	Purchaser's costs	Letting agents and letting legal fees (% of year 1 rent)		Refurb cost	Net cap val	20% Premium	Benchmark Land Value
1	Secondary industrial	30%	1.0	3,000	£46.01	£138,030	8.0%	12.50	2.5	0.82	£1,423,391	-£96,791	15%	-£20,705	-£450,000	£855,896	£171,179.12	£1,027,075
2	Undeveloped urban land	100%	1.0	10,000	£3.14	£31,381	6.0%	16.67	2.5	0.86	£452,118	-£30,744	15%	-£4,707	£0	£416,667	£83,333	£500,000
3	Greenfield (higher)	100%	1.0	10,000	£2.32	£23,222	6.0%	16.67	2.5	0.86	£334,567	-£22,751	15%	-£3,483	£0	£308,333	£61,667	£370,000
4	Greenfield (lower)	100%	1.0	10,000	£1.55	£15,502	6.0%	16.67	2.5	0.86	£223,346	-£15,188	15%	-£2,325	£0	£205,833	£41,167	£247,000

Appendix 8 - Appraisal outputs – 80% social rent, 20% Shared Ownership

NORTH EAST LINCOLNSHIRE LOCAL PLAN Sales value £2,029 psm AH tenure Rented 80% SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) **£1,027,075** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£190,199	- 120,482	- 123,181	- 125,844	- 128,472	- 131,066	- 133,624	- 136,147
2	Residential Small site - medium density	5	£163,028	- 120,482	- 123,181	- 125,844	- 128,472	- 131,066	- 133,624	- 136,147
3	Residential Small site - higher density (flats)	5	£63,400	- 335,718	- 336,363	- 336,982	- 337,577	- 338,145	- 338,688	- 339,205
4	Residential Small site - low density	10	£380,398	- 240,965	- 246,362	- 251,689	- 256,946	- 262,131	- 267,248	- 272,294
5	Residential Small site - medium density	10	£326,055	- 240,965	- 246,362	- 251,689	- 256,946	- 262,131	- 267,248	- 272,294
6	Residential Small site - higher density	10	£308,431	- 240,965	- 246,362	- 251,689	- 256,946	- 262,131	- 267,248	- 272,294
7	Residential Medium site - low density	25	£950,995	- 602,411	- 615,905	- 629,222	- 642,364	- 655,330	- 668,120	- 680,734
8	Residential Medium site - medium density	25	£815,139	- 602,411	- 615,905	- 629,222	- 642,364	- 655,330	- 668,120	- 680,734
9	Residential Medium site - higher density	25	£771,077	- 602,411	- 615,905	- 629,222	- 642,364	- 655,330	- 668,120	- 680,734
10	Residential Medium site - low density	50	£1,901,990	- 1,120,572	- 1,150,669	- 1,180,383	- 1,209,714	- 1,238,663	- 1,267,230	- 1,295,415
11	Residential Medium site - medium density	50	£1,630,277	- 1,120,572	- 1,150,669	- 1,180,383	- 1,209,714	- 1,238,663	- 1,267,230	- 1,295,415
12	Residential Medium site - higher density	50	£1,542,154	- 1,120,572	- 1,114,124	- 1,107,711	- 1,101,332	- 1,094,990	- 1,088,681	- 1,082,409
13	Residential Large site - low density	100	£3,803,980	- 2,405,119	- 2,454,622	- 2,503,472	- 2,551,669	- 2,599,213	- 2,646,103	- 2,692,340
14	Residential Large site - medium density	100	£3,260,555	- 2,405,119	- 2,454,622	- 2,503,472	- 2,551,669	- 2,599,213	- 2,646,103	- 2,692,340
15	Residential Large site - high density	100	£3,084,308	- 2,405,119	- 2,454,622	- 2,503,472	- 2,551,669	- 2,599,213	- 2,646,103	- 2,692,340
16	Residential Large site - low density	200	£7,607,961	- 4,957,236	- 5,037,481	- 5,116,622	- 5,194,659	- 5,271,591	- 5,347,420	- 5,422,144
17	Residential Large site - medium density	200	£6,521,109	- 4,957,236	- 5,037,481	- 5,116,622	- 5,194,659	- 5,271,591	- 5,347,420	- 5,422,144
18	Strategic scale site - low density	500	£22,823,883	- 25,291,688	- 25,576,513	- 25,857,733	- 26,135,350	- 26,409,362	- 26,679,770	- 26,946,574
19	Strategic scale site - medium density	500	£19,563,328	- 25,291,688	- 25,576,513	- 25,857,733	- 26,135,350	- 26,409,362	- 26,679,770	- 26,946,574
20	Strategic scale site - low density	750	£34,235,824	- 35,161,417	- 35,600,815	- 36,034,748	- 36,463,218	- 36,886,223	- 37,303,766	- 37,715,844
21	Strategic scale site - medium density	750	£29,344,992	- 35,161,417	- 35,600,815	- 36,034,748	- 36,463,218	- 36,886,223	- 37,303,766	- 37,715,844
22	Strategic scale site - medium density	1,500	£58,689,984	- 59,188,405	- 60,098,845	- 60,998,305	- 61,886,787	- 62,764,289	- 63,630,812	- 64,486,356
23	Strategic scale site - medium density	3,300	£148,982,267	- 105,450,931	- 107,459,217	- 109,443,916	- 111,405,027	- 113,342,551	- 115,256,487	- 117,146,837
24	Housing for Elderly (C3) - high density	40	£513,536	- 2,542,615	- 2,547,847	- 2,553,079	- 2,558,310	- 2,563,542	- 2,568,775	- 2,574,006
25	Housing for Elderly (C3) - high density	60	£770,306	- 3,836,230	- 3,842,550	- 3,848,869	- 3,855,189	- 3,861,509	- 3,867,829	- 3,874,149
26	Housing for Elderly (C2) extra care	70	£898,690	- 4,826,716	- 4,831,835	- 4,836,953	- 4,842,072	- 4,847,191	- 4,852,310	- 4,857,428
27	Retail (comparison)	-	£342,264	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£128,345	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£855,775	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£385,290	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£1,027,075	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£1,027,075	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£342,374	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328
34	Offices	-	£228,245	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160
35	Offices	-	£213,999	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991
36	Industrial (40% plot ratio)	-	£1,027,075	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£1,027,075	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£1,027,075	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£116,717	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£116,772	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£117,732	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£700,824	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£308,122	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
44	Leisure use	-	£308,122	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
45	Leisure use	-	£308,122	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
46	Community use	-	£410,753	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125
47	Community use	-	£513,455	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907
48	Community use	-	£616,147	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) **£500,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£92,593	- 120,482	- 123,181	- 125,844	- 128,472	- 131,066	- 133,624	- 136,147
2	Residential Small site - medium density	5	£79,365	- 120,482	- 123,181	- 125,844	- 128,472	- 131,066	- 133,624	- 136,147
3	Residential Small site - higher density (flats)	5	£30,864	- 335,718	- 336,363	- 336,982	- 337,577	- 338,145	- 338,688	- 339,205
4	Residential Small site - low density	10	£185,185	- 240,965	- 246,362	- 251,689	- 256,946	- 262,131	- 267,248	- 272,294
5	Residential Small site - medium density	10	£158,730	- 240,965	- 246,362	- 251,689	- 256,946	- 262,131	- 267,248	- 272,294
6	Residential Small site - higher density	10	£150,150	- 240,965	- 246,362	- 251,689	- 256,946	- 262,131	- 267,248	- 272,294
7	Residential Medium site - low density	25	£462,963	- 602,411	- 615,905	- 629,222	- 642,364	- 655,330	- 668,120	- 680,734
8	Residential Medium site - medium density	25	£396,825	- 602,411	- 615,905	- 629,222	- 642,364	- 655,330	- 668,120	- 680,734
9	Residential Medium site - higher density	25	£375,375	- 602,411	- 615,905	- 629,222	- 642,364	- 655,330	- 668,120	- 680,734
10	Residential Medium site - low density	50	£925,926	- 1,120,572	- 1,150,669	- 1,180,383	- 1,209,714	- 1,238,663	- 1,267,230	- 1,295,415
11	Residential Medium site - medium density	50	£793,651	- 1,120,572	- 1,150,669	- 1,180,383	- 1,209,714	- 1,238,663	- 1,267,230	- 1,295,415
12	Residential Medium site - higher density	50	£750,751	- 1,120,572	- 1,114,124	- 1,107,711	- 1,101,332	- 1,094,990	- 1,088,681	- 1,082,409
13	Residential Large site - low density	100	£1,851,852	- 2,405,119	- 2,454,622	- 2,503,472	- 2,551,669	- 2,599,213	- 2,646,103	- 2,692,340
14	Residential Large site - medium density	100	£1,587,302	- 2,405,119	- 2,454,622	- 2,503,472	- 2,551,669	- 2,599,213	- 2,646,103	- 2,692,340
15	Residential Large site - high density	100	£1,501,502	- 2,405,119	- 2,454,622	- 2,503,472	- 2,551,669	- 2,599,213	- 2,646,103	- 2,692,340
16	Residential Large site - low density	200	£3,703,704	- 4,957,236	- 5,037,481	- 5,116,622	- 5,194,659	- 5,271,591	- 5,347,420	- 5,422,144
17	Residential Large site - medium density	200	£3,174,603	- 4,957,236	- 5,037,481	- 5,116,622	- 5,194,659	- 5,271,591	- 5,347,420	- 5,422,144
18	Strategic scale site - low density	500	£11,111,111	- 25,291,688	- 25,576,513	- 25,857,733	- 26,135,350	- 26,409,362	- 26,679,770	- 26,946,574
19	Strategic scale site - medium density	500	£9,523,810	- 25,291,688	- 25,576,513	- 25,857,733	- 26,135,350	- 26,409,362	- 26,679,770	- 26,946,574
20	Strategic scale site - low density	750	£16,666,667	- 35,161,417	- 35,600,815	- 36,034,748	- 36,463,218	- 36,886,223	- 37,303,766	- 37,715,844
21	Strategic scale site - medium density	750	£14,285,714	- 35,161,417	- 35,600,815	- 36,034,748	- 36,463,218	- 36,886,223	- 37,303,766	- 37,715,844
22	Strategic scale site - medium density	1,500	£28,571,429	- 59,188,405	- 60,098,845	- 60,998,305	- 61,886,787	- 62,764,289	- 63,630,812	- 64,486,356
23	Strategic scale site - medium density	3,300	£72,527,473	- 105,450,931	- 107,459,217	- 109,443,916	- 111,405,027	- 113,342,551	- 115,256,487	- 117,146,837
24	Housing for Elderly (C3) - high density	40	£249,999	- 2,542,615	- 2,547,847	- 2,553,079	- 2,558,310	- 2,563,542	- 2,568,775	- 2,574,006
25	Housing for Elderly (C3) - high density	60	£375,000	- 3,836,230	- 3,842,550	- 3,848,869	- 3,855,189	- 3,861,509	- 3,867,829	- 3,874,149
26	Housing for Elderly (C2) extra care	70	£437,500	- 4,826,716	- 4,831,835	- 4,836,953	- 4,842,072	- 4,847,191	- 4,852,310	- 4,857,428
27	Retail (comparison)	-	£166,621	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£62,481	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£416,608	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£187,566	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£500,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£500,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£166,674	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328
34	Offices	-	£111,114	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160
35	Offices	-	£104,179	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991
36	Industrial (40% plot ratio)	-	£500,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£500,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£500,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£56,820	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£56,847	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£57,314	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£341,175	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£150,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
44	Leisure use	-	£150,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
45	Leisure use	-	£150,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
46	Community use	-	£199,963	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125
47	Community use	-	£249,960	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907
48	Community use	-	£299,952	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£68,519	- 120,482	- 123,181	- 125,844	- 128,472	- 131,066	- 133,624	- 136,147
2	Residential Small site - medium density	5	£58,730	- 120,482	- 123,181	- 125,844	- 128,472	- 131,066	- 133,624	- 136,147
3	Residential Small site - higher density (flats)	5	£22,840	- 335,718	- 336,363	- 336,982	- 337,577	- 338,145	- 338,688	- 339,205
4	Residential Small site - low density	10	£137,037	- 240,965	- 246,362	- 251,689	- 256,946	- 262,131	- 267,248	- 272,294
5	Residential Small site - medium density	10	£117,460	- 240,965	- 246,362	- 251,689	- 256,946	- 262,131	- 267,248	- 272,294
6	Residential Small site - higher density	10	£111,111	- 240,965	- 246,362	- 251,689	- 256,946	- 262,131	- 267,248	- 272,294
7	Residential Medium site - low density	25	£342,593	- 602,411	- 615,905	- 629,222	- 642,364	- 655,330	- 668,120	- 680,734
8	Residential Medium site - medium density	25	£293,651	- 602,411	- 615,905	- 629,222	- 642,364	- 655,330	- 668,120	- 680,734
9	Residential Medium site - higher density	25	£277,778	- 602,411	- 615,905	- 629,222	- 642,364	- 655,330	- 668,120	- 680,734
10	Residential Medium site - low density	50	£685,185	- 1,120,572	- 1,150,669	- 1,180,383	- 1,209,714	- 1,238,663	- 1,267,230	- 1,295,415
11	Residential Medium site - medium density	50	£587,302	- 1,120,572	- 1,150,669	- 1,180,383	- 1,209,714	- 1,238,663	- 1,267,230	- 1,295,415
12	Residential Medium site - higher density	50	£555,556	- 1,120,572	- 1,114,124	- 1,107,711	- 1,101,332	- 1,094,990	- 1,088,681	- 1,082,409
13	Residential Large site - low density	100	£1,370,370	- 2,405,119	- 2,454,622	- 2,503,472	- 2,551,669	- 2,599,213	- 2,646,103	- 2,692,340
14	Residential Large site - medium density	100	£1,174,603	- 2,405,119	- 2,454,622	- 2,503,472	- 2,551,669	- 2,599,213	- 2,646,103	- 2,692,340
15	Residential Large site - high density	100	£1,111,111	- 2,405,119	- 2,454,622	- 2,503,472	- 2,551,669	- 2,599,213	- 2,646,103	- 2,692,340
16	Residential Large site - low density	200	£2,740,741	- 4,957,236	- 5,037,481	- 5,116,622	- 5,194,659	- 5,271,591	- 5,347,420	- 5,422,144
17	Residential Large site - medium density	200	£2,349,206	- 4,957,236	- 5,037,481	- 5,116,622	- 5,194,659	- 5,271,591	- 5,347,420	- 5,422,144
18	Strategic scale site - low density	500	£8,222,222	- 25,291,688	- 25,576,513	- 25,857,733	- 26,135,350	- 26,409,362	- 26,679,770	- 26,946,574
19	Strategic scale site - medium density	500	£7,047,619	- 25,291,688	- 25,576,513	- 25,857,733	- 26,135,350	- 26,409,362	- 26,679,770	- 26,946,574
20	Strategic scale site - low density	750	£12,333,333	- 35,161,417	- 35,600,815	- 36,034,748	- 36,463,218	- 36,886,223	- 37,303,766	- 37,715,844
21	Strategic scale site - medium density	750	£10,571,429	- 35,161,417	- 35,600,815	- 36,034,748	- 36,463,218	- 36,886,223	- 37,303,766	- 37,715,844
22	Strategic scale site - medium density	1,500	£21,142,857	- 59,188,405	- 60,098,845	- 60,998,305	- 61,886,787	- 62,764,289	- 63,630,812	- 64,486,356
23	Strategic scale site - medium density	3,300	£53,670,330	- 105,450,931	- 107,459,217	- 109,443,916	- 111,405,027	- 113,342,551	- 115,256,487	- 117,146,837
24	Housing for Elderly (C3) - high density	40	£185,000	- 2,542,615	- 2,547,847	- 2,553,079	- 2,558,310	- 2,563,542	- 2,568,775	- 2,574,006
25	Housing for Elderly (C3) - high density	60	£277,500	- 3,836,230	- 3,842,550	- 3,848,869	- 3,855,189	- 3,861,509	- 3,867,829	- 3,874,149
26	Housing for Elderly (C2) extra care	70	£323,750	- 4,826,716	- 4,831,835	- 4,836,953	- 4,842,072	- 4,847,191	- 4,852,310	- 4,857,428
27	Retail (comparison)	-	£123,299	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£46,236	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£308,290	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£138,799	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£370,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£370,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£123,330	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328
34	Offices	-	£82,224	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160
35	Offices	-	£77,093	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991
36	Industrial (40% plot ratio)	-	£370,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£370,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£370,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£42,047	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£42,067	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£42,413	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£252,469	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£111,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
44	Leisure use	-	£111,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
45	Leisure use	-	£111,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
46	Community use	-	£147,972	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125
47	Community use	-	£184,970	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907
48	Community use	-	£221,965	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) **£247,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£45,741	- 120,482	- 123,181	- 125,844	- 128,472	- 131,066	- 133,624	- 136,147
2	Residential Small site - medium density	5	£39,206	- 120,482	- 123,181	- 125,844	- 128,472	- 131,066	- 133,624	- 136,147
3	Residential Small site - higher density (flats)	5	£15,247	- 335,718	- 336,363	- 336,982	- 337,577	- 338,145	- 338,688	- 339,205
4	Residential Small site - low density	10	£91,481	- 240,965	- 246,362	- 251,689	- 256,946	- 262,131	- 267,248	- 272,294
5	Residential Small site - medium density	10	£78,413	- 240,965	- 246,362	- 251,689	- 256,946	- 262,131	- 267,248	- 272,294
6	Residential Small site - higher density	10	£74,174	- 240,965	- 246,362	- 251,689	- 256,946	- 262,131	- 267,248	- 272,294
7	Residential Medium site - low density	25	£228,704	- 602,411	- 615,905	- 629,222	- 642,364	- 655,330	- 668,120	- 680,734
8	Residential Medium site - medium density	25	£196,032	- 602,411	- 615,905	- 629,222	- 642,364	- 655,330	- 668,120	- 680,734
9	Residential Medium site - higher density	25	£185,435	- 602,411	- 615,905	- 629,222	- 642,364	- 655,330	- 668,120	- 680,734
10	Residential Medium site - low density	50	£457,407	- 1,120,572	- 1,150,669	- 1,180,383	- 1,209,714	- 1,238,663	- 1,267,230	- 1,295,415
11	Residential Medium site - medium density	50	£392,063	- 1,120,572	- 1,150,669	- 1,180,383	- 1,209,714	- 1,238,663	- 1,267,230	- 1,295,415
12	Residential Medium site - higher density	50	£370,871	- 1,120,572	- 1,114,124	- 1,107,711	- 1,101,332	- 1,094,990	- 1,088,681	- 1,082,409
13	Residential Large site - low density	100	£914,815	- 2,405,119	- 2,454,622	- 2,503,472	- 2,551,669	- 2,599,213	- 2,646,103	- 2,692,340
14	Residential Large site - medium density	100	£784,127	- 2,405,119	- 2,454,622	- 2,503,472	- 2,551,669	- 2,599,213	- 2,646,103	- 2,692,340
15	Residential Large site - high density	100	£741,742	- 2,405,119	- 2,454,622	- 2,503,472	- 2,551,669	- 2,599,213	- 2,646,103	- 2,692,340
16	Residential Large site - low density	200	£1,829,630	- 4,957,236	- 5,037,481	- 5,116,622	- 5,194,659	- 5,271,591	- 5,347,420	- 5,422,144
17	Residential Large site - medium density	200	£1,568,254	- 4,957,236	- 5,037,481	- 5,116,622	- 5,194,659	- 5,271,591	- 5,347,420	- 5,422,144
18	Strategic scale site - low density	500	£5,488,889	- 25,291,688	- 25,576,513	- 25,857,733	- 26,135,350	- 26,409,362	- 26,679,770	- 26,946,574
19	Strategic scale site - medium density	500	£4,704,762	- 25,291,688	- 25,576,513	- 25,857,733	- 26,135,350	- 26,409,362	- 26,679,770	- 26,946,574
20	Strategic scale site - low density	750	£8,233,333	- 35,161,417	- 35,600,815	- 36,034,748	- 36,463,218	- 36,886,223	- 37,303,766	- 37,715,844
21	Strategic scale site - medium density	750	£7,057,143	- 35,161,417	- 35,600,815	- 36,034,748	- 36,463,218	- 36,886,223	- 37,303,766	- 37,715,844
22	Strategic scale site - medium density	1,500	£14,114,286	- 59,188,405	- 60,098,845	- 60,998,305	- 61,886,787	- 62,764,289	- 63,630,812	- 64,486,356
23	Strategic scale site - medium density	3,300	£35,828,571	- 105,450,931	- 107,459,217	- 109,443,916	- 111,405,027	- 113,342,551	- 115,256,487	- 117,146,837
24	Housing for Elderly (C3) - high density	40	£123,500	- 2,542,615	- 2,547,847	- 2,553,079	- 2,558,310	- 2,563,542	- 2,568,775	- 2,574,006
25	Housing for Elderly (C3) - high density	60	£185,250	- 3,836,230	- 3,842,550	- 3,848,869	- 3,855,189	- 3,861,509	- 3,867,829	- 3,874,149
26	Housing for Elderly (C2) extra care	70	£216,125	- 4,826,716	- 4,831,835	- 4,836,953	- 4,842,072	- 4,847,191	- 4,852,310	- 4,857,428
27	Retail (comparison)	-	£82,311	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£30,865	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£205,804	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£92,658	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£247,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£247,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£82,337	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328
34	Offices	-	£54,890	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160
35	Offices	-	£51,464	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991
36	Industrial (40% plot ratio)	-	£247,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£247,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£247,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£28,069	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£28,082	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£28,313	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£168,

NORTH EAST LINCOLNSHIRE LOCAL PLAN Sales value £2,163 psm AH tenure Rented 80% SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) **£1,027,075** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£190,199	- 75,421	- 80,202	- 84,928	- 89,597	- 94,210	- 98,767	- 103,268
2	Residential Small site - medium density	5	£163,028	- 75,421	- 80,202	- 84,928	- 89,597	- 94,210	- 98,767	- 103,268
3	Residential Small site - higher density (flats)	5	£63,400	- 297,415	- 299,831	- 302,204	- 304,532	- 306,818	- 309,060	- 311,258
4	Residential Small site - low density	10	£380,398	- 150,843	- 160,406	- 169,855	- 179,194	- 188,420	- 197,535	- 206,536
5	Residential Small site - medium density	10	£326,055	- 150,843	- 160,406	- 169,855	- 179,194	- 188,420	- 197,535	- 206,536
6	Residential Small site - higher density	10	£308,431	- 150,843	- 160,406	- 169,855	- 179,194	- 188,420	- 197,535	- 206,536
7	Residential Medium site - low density	25	£950,995	- 377,107	- 401,014	- 424,639	- 447,984	- 471,051	- 493,835	- 516,341
8	Residential Medium site - medium density	25	£815,139	- 377,107	- 401,014	- 424,639	- 447,984	- 471,051	- 493,835	- 516,341
9	Residential Medium site - higher density	25	£771,077	- 377,107	- 401,014	- 424,639	- 447,984	- 471,051	- 493,835	- 516,341
10	Residential Medium site - low density	50	£1,901,990	- 673,297	- 724,104	- 774,321	- 823,949	- 872,986	- 921,433	- 969,291
11	Residential Medium site - medium density	50	£1,630,277	- 673,297	- 724,104	- 774,321	- 823,949	- 872,986	- 921,433	- 969,291
12	Residential Medium site - higher density	50	£1,542,154	- 673,297	- 669,389	- 665,515	- 661,677	- 657,874	- 654,106	- 650,373
13	Residential Large site - low density	100	£3,803,980	- 1,523,732	- 1,613,930	- 1,703,068	- 1,791,144	- 1,878,160	- 1,964,115	- 2,049,008
14	Residential Large site - medium density	100	£3,260,555	- 1,523,732	- 1,613,930	- 1,703,068	- 1,791,144	- 1,878,160	- 1,964,115	- 2,049,008
15	Residential Large site - high density	100	£3,084,308	- 1,523,732	- 1,613,930	- 1,703,068	- 1,791,144	- 1,878,160	- 1,964,115	- 2,049,008
16	Residential Large site - low density	200	£7,607,961	- 3,245,770	- 3,404,847	- 3,562,029	- 3,717,318	- 3,870,714	- 4,022,217	- 4,171,825
17	Residential Large site - medium density	200	£6,521,109	- 3,245,770	- 3,404,847	- 3,562,029	- 3,717,318	- 3,870,714	- 4,022,217	- 4,171,825
18	Strategic scale site - low density	500	£22,823,883	- 21,044,402	- 21,525,885	- 22,001,793	- 22,472,127	- 22,936,885	- 23,396,069	- 23,849,677
19	Strategic scale site - medium density	500	£19,563,328	- 21,044,402	- 21,525,885	- 22,001,793	- 22,472,127	- 22,936,885	- 23,396,069	- 23,849,677
20	Strategic scale site - low density	750	£34,235,824	- 29,064,511	- 29,786,577	- 30,500,347	- 31,205,819	- 31,902,994	- 32,591,872	- 33,272,453
21	Strategic scale site - medium density	750	£29,344,992	- 29,064,511	- 29,786,577	- 30,500,347	- 31,205,819	- 31,902,994	- 32,591,872	- 33,272,453
22	Strategic scale site - medium density	1,500	£58,689,984	- 48,168,053	- 49,590,842	- 50,997,515	- 52,388,071	- 53,762,511	- 55,120,835	- 56,463,042
23	Strategic scale site - medium density	3,300	£148,982,267	- 84,098,865	- 87,102,864	- 90,073,287	- 93,010,136	- 95,913,408	- 98,783,105	- 101,619,228
24	Housing for Elderly (C3) - high density	40	£513,536	- 2,355,842	- 2,368,614	- 2,381,386	- 2,394,158	- 2,406,930	- 2,419,702	- 2,432,473
25	Housing for Elderly (C3) - high density	60	£770,306	- 3,558,139	- 3,575,666	- 3,593,194	- 3,610,721	- 3,628,248	- 3,645,775	- 3,663,302
26	Housing for Elderly (C2) extra care	70	£898,690	- 4,526,142	- 4,543,353	- 4,560,564	- 4,577,775	- 4,594,987	- 4,612,197	- 4,629,408
27	Retail (comparison)	-	£342,264	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£128,345	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£855,775	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£385,290	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£1,027,075	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£1,027,075	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£342,374	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328
34	Offices	-	£228,245	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160
35	Offices	-	£213,999	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991
36	Industrial (40% plot ratio)	-	£1,027,075	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£1,027,075	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£1,027,075	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£116,717	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£116,772	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£117,732	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£700,824	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£308,122	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
44	Leisure use	-	£308,122	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
45	Leisure use	-	£308,122	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
46	Community use	-	£410,753	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125
47	Community use	-	£513,455	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907
48	Community use	-	£616,147	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) **£500,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£92,593	- 75,421	- 80,202	- 84,928	- 89,597	- 94,210	- 98,767	- 103,268
2	Residential Small site - medium density	5	£79,365	- 75,421	- 80,202	- 84,928	- 89,597	- 94,210	- 98,767	- 103,268
3	Residential Small site - higher density (flats)	5	£30,864	- 297,415	- 299,831	- 302,204	- 304,532	- 306,818	- 309,060	- 311,258
4	Residential Small site - low density	10	£185,185	- 150,843	- 160,406	- 169,855	- 179,194	- 188,420	- 197,535	- 206,536
5	Residential Small site - medium density	10	£158,730	- 150,843	- 160,406	- 169,855	- 179,194	- 188,420	- 197,535	- 206,536
6	Residential Small site - higher density	10	£150,150	- 150,843	- 160,406	- 169,855	- 179,194	- 188,420	- 197,535	- 206,536
7	Residential Medium site - low density	25	£462,963	- 377,107	- 401,014	- 424,639	- 447,984	- 471,051	- 493,835	- 516,341
8	Residential Medium site - medium density	25	£396,825	- 377,107	- 401,014	- 424,639	- 447,984	- 471,051	- 493,835	- 516,341
9	Residential Medium site - higher density	25	£375,375	- 377,107	- 401,014	- 424,639	- 447,984	- 471,051	- 493,835	- 516,341
10	Residential Medium site - low density	50	£925,926	- 673,297	- 724,104	- 774,321	- 823,949	- 872,986	- 921,433	- 969,291
11	Residential Medium site - medium density	50	£793,651	- 673,297	- 724,104	- 774,321	- 823,949	- 872,986	- 921,433	- 969,291
12	Residential Medium site - higher density	50	£750,751	- 673,297	- 669,389	- 665,515	- 661,677	- 657,874	- 654,106	- 650,373
13	Residential Large site - low density	100	£1,851,852	- 1,523,732	- 1,613,930	- 1,703,068	- 1,791,144	- 1,878,160	- 1,964,115	- 2,049,008
14	Residential Large site - medium density	100	£1,587,302	- 1,523,732	- 1,613,930	- 1,703,068	- 1,791,144	- 1,878,160	- 1,964,115	- 2,049,008
15	Residential Large site - high density	100	£1,501,502	- 1,523,732	- 1,613,930	- 1,703,068	- 1,791,144	- 1,878,160	- 1,964,115	- 2,049,008
16	Residential Large site - low density	200	£3,703,704	- 3,245,770	- 3,404,847	- 3,562,029	- 3,717,318	- 3,870,714	- 4,022,217	- 4,171,825
17	Residential Large site - medium density	200	£3,174,603	- 3,245,770	- 3,404,847	- 3,562,029	- 3,717,318	- 3,870,714	- 4,022,217	- 4,171,825
18	Strategic scale site - low density	500	£11,111,111	- 21,044,402	- 21,525,885	- 22,001,793	- 22,472,127	- 22,936,885	- 23,396,069	- 23,849,677
19	Strategic scale site - medium density	500	£9,523,810	- 21,044,402	- 21,525,885	- 22,001,793	- 22,472,127	- 22,936,885	- 23,396,069	- 23,849,677
20	Strategic scale site - low density	750	£16,666,667	- 29,064,511	- 29,786,577	- 30,500,347	- 31,205,819	- 31,902,994	- 32,591,872	- 33,272,453
21	Strategic scale site - medium density	750	£14,285,714	- 29,064,511	- 29,786,577	- 30,500,347	- 31,205,819	- 31,902,994	- 32,591,872	- 33,272,453
22	Strategic scale site - medium density	1,500	£28,571,429	- 48,168,053	- 49,590,842	- 50,997,515	- 52,388,071	- 53,762,511	- 55,120,835	- 56,463,042
23	Strategic scale site - medium density	3,300	£72,527,473	- 84,098,865	- 87,102,864	- 90,073,287	- 93,010,136	- 95,913,408	- 98,783,105	- 101,619,228
24	Housing for Elderly (C3) - high density	40	£249,999	- 2,355,842	- 2,368,614	- 2,381,386	- 2,394,158	- 2,406,930	- 2,419,702	- 2,432,473
25	Housing for Elderly (C3) - high density	60	£375,000	- 3,558,139	- 3,575,666	- 3,593,194	- 3,610,721	- 3,628,248	- 3,645,775	- 3,663,302
26	Housing for Elderly (C2) extra care	70	£437,500	- 4,526,142	- 4,543,353	- 4,560,564	- 4,577,775	- 4,594,987	- 4,612,197	- 4,629,408
27	Retail (comparison)	-	£166,621	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£62,481	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£416,608	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£187,566	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£500,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£500,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£166,674	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328
34	Offices	-	£111,114	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160
35	Offices	-	£104,179	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991
36	Industrial (40% plot ratio)	-	£500,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£500,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£500,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£56,820	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£56,847	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£57,314	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£341,175	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£150,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
44	Leisure use	-	£150,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
45	Leisure use	-	£150,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
46	Community use	-	£199,963	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125
47	Community use	-	£249,960	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907
48	Community use	-	£299,952	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£68,519	- 75,421	- 80,202	- 84,928	- 89,597	- 94,210	- 98,767	- 103,268
2	Residential Small site - medium density	5	£58,730	- 75,421	- 80,202	- 84,928	- 89,597	- 94,210	- 98,767	- 103,268
3	Residential Small site - higher density (flats)	5	£22,840	- 297,415	- 299,831	- 302,204	- 304,532	- 306,818	- 309,060	- 311,258
4	Residential Small site - low density	10	£137,037	- 150,843	- 160,406	- 169,855	- 179,194	- 188,420	- 197,535	- 206,536
5	Residential Small site - medium density	10	£117,460	- 150,843	- 160,406	- 169,855	- 179,194	- 188,420	- 197,535	- 206,536
6	Residential Small site - higher density	10	£111,111	- 150,843	- 160,406	- 169,855	- 179,194	- 188,420	- 197,535	- 206,536
7	Residential Medium site - low density	25	£342,593	- 377,107	- 401,014	- 424,639	- 447,984	- 471,051	- 493,835	- 516,341
8	Residential Medium site - medium density	25	£293,651	- 377,107	- 401,014	- 424,639	- 447,984	- 471,051	- 493,835	- 516,341
9	Residential Medium site - higher density	25	£277,778	- 377,107	- 401,014	- 424,639	- 447,984	- 471,051	- 493,835	- 516,341
10	Residential Medium site - low density	50	£685,185	- 673,297	- 724,104	- 774,321	- 823,949	- 872,986	- 921,433	- 969,291
11	Residential Medium site - medium density	50	£587,302	- 673,297	- 724,104	- 774,321	- 823,949	- 872,986	- 921,433	- 969,291
12	Residential Medium site - higher density	50	£555,556	- 673,297	- 669,389	- 665,515	- 661,677	- 657,874	- 654,106	- 650,373
13	Residential Large site - low density	100	£1,370,370	- 1,523,732	- 1,613,930	- 1,703,068	- 1,791,144	- 1,878,160	- 1,964,115	- 2,049,008
14	Residential Large site - medium density	100	£1,174,603	- 1,523,732	- 1,613,930	- 1,703,068	- 1,791,144	- 1,878,160	- 1,964,115	- 2,049,008
15	Residential Large site - high density	100	£1,111,111	- 1,523,732	- 1,613,930	- 1,703,068	- 1,791,144	- 1,878,160	- 1,964,115	- 2,049,008
16	Residential Large site - low density	200	£2,740,741	- 3,245,770	- 3,404,847	- 3,562,029	- 3,717,318	- 3,870,714	- 4,022,217	- 4,171,825
17	Residential Large site - medium density	200	£2,349,206	- 3,245,770	- 3,404,847	- 3,562,029	- 3,717,318	- 3,870,714	- 4,022,217	- 4,171,825
18	Strategic scale site - low density	500	£8,222,222	- 21,044,402	- 21,525,885	- 22,001,793	- 22,472,127	- 22,936,885	- 23,396,069	- 23,849,677
19	Strategic scale site - medium density	500	£7,047,619	- 21,044,402	- 21,525,885	- 22,001,793	- 22,472,127	- 22,936,885	- 23,396,069	- 23,849,677
20	Strategic scale site - low density	750	£12,333,333	- 29,064,511	- 29,786,577	- 30,500,347	- 31,205,819	- 31,902,994	- 32,591,872	- 33,272,453
21	Strategic scale site - medium density	750	£10,571,429	- 29,064,511	- 29,786,577	- 30,500,347	- 31,205,819	- 31,902,994	- 32,591,872	- 33,272,453
22	Strategic scale site - medium density	1,500	£21,142,857	- 48,168,053	- 49,590,842	- 50,997,515	- 52,388,071	- 53,762,511	- 55,120,835	- 56,463,042
23	Strategic scale site - medium density	3,300	£53,670,330	- 84,098,865	- 87,102,864	- 90,073,287	- 93,010,136	- 95,913,408	- 98,783,105	- 101,619,228
24	Housing for Elderly (C3) - high density	40	£185,000	- 2,355,842	- 2,368,614	- 2,381,386	- 2,394,158	- 2,406,930	- 2,419,702	- 2,432,473
25	Housing for Elderly (C3) - high density	60	£277,500	- 3,558,139	- 3,575,666	- 3,593,194	- 3,610,721	- 3,628,248	- 3,645,775	- 3,663,302
26	Housing for Elderly (C2) extra care	70	£323,750	- 4,526,142	- 4,543,353	- 4,560,564	- 4,577,775	- 4,594,987	- 4,612,197	- 4,629,408
27	Retail (comparison)	-	£123,299	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£46,236	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£308,290	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£138,799	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£370,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£370,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£123,339	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328
34	Offices	-	£82,224	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160
35	Offices	-	£77,093	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991
36	Industrial (40% plot ratio)	-	£370,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£370,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£370,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£42,047	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£42,067	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£42,413	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£252,469	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£111,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
44	Leisure use	-	£111,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
45	Leisure use	-	£111,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
46	Community use	-	£147,972	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125
47	Community use	-	£184,970	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907
48	Community use	-	£221,965	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) **£247,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£45,741	- 75,421	- 80,202	- 84,928	- 89,597	- 94,210	- 98,767	- 103,268
2	Residential Small site - medium density	5	£39,206	- 75,421	- 80,202	- 84,928	- 89,597	- 94,210	- 98,767	- 103,268
3	Residential Small site - higher density (flats)	5	£15,247	- 297,415	- 299,831	- 302,204	- 304,532	- 306,818	- 309,060	- 311,258
4	Residential Small site - low density	10	£91,481	- 150,843	- 160,406	- 169,855	- 179,194	- 188,420	- 197,535	- 206,536
5	Residential Small site - medium density	10	£78,413	- 150,843	- 160,406	- 169,855	- 179,194	- 188,420	- 197,535	- 206,536
6	Residential Small site - higher density	10	£74,174	- 150,843	- 160,406	- 169,855	- 179,194	- 188,420	- 197,535	- 206,536
7	Residential Medium site - low density	25	£228,704	- 377,107	- 401,014	- 424,639	- 447,984	- 471,051	- 493,835	- 516,341
8	Residential Medium site - medium density	25	£196,032	- 377,107	- 401,014	- 424,639	- 447,984	- 471,051	- 493,835	- 516,341
9	Residential Medium site - higher density	25	£185,435	- 377,107	- 401,014	- 424,639	- 447,984	- 471,051	- 493,835	- 516,341
10	Residential Medium site - low density	50	£457,407	- 673,297	- 724,104	- 774,321	- 823,949	- 872,986	- 921,433	- 969,291
11	Residential Medium site - medium density	50	£392,063	- 673,297	- 724,104	- 774,321	- 823,949	- 872,986	- 921,433	- 969,291
12	Residential Medium site - higher density	50	£370,871	- 673,297	- 669,389	- 665,515	- 661,677	- 657,874	- 654,106	- 650,373
13	Residential Large site - low density	100	£914,815	- 1,523,732	- 1,613,930	- 1,703,068	- 1,791,144	- 1,878,160	- 1,964,115	- 2,049,008
14	Residential Large site - medium density	100	£784,127	- 1,523,732	- 1,613,930	- 1,703,068	- 1,791,144	- 1,878,160	- 1,964,115	- 2,049,008
15	Residential Large site - high density	100	£741,742	- 1,523,732	- 1,613,930	- 1,703,068	- 1,791,144	- 1,878,160	- 1,964,115	- 2,049,008
16	Residential Large site - low density	200	£1,829,630	- 3,245,770	- 3,404,847	- 3,562,029	- 3,717,318	- 3,870,714	- 4,022,217	- 4,171,825
17	Residential Large site - medium density	200	£1,568,254	- 3,245,770	- 3,404,847	- 3,562,029	- 3,717,318	- 3,870,714	- 4,022,217	- 4,171,825
18	Strategic scale site - low density	500	£5,488,889	- 21,044,402	- 21,525,885	- 22,001,793	- 22,472,127	- 22,936,885	- 23,396,069	- 23,849,677
19	Strategic scale site - medium density	500	£4,704,762	- 21,044,402	- 21,525,885	- 22,001,793	- 22,472,127	- 22,936,885	- 23,396,069	- 23,849,677
20	Strategic scale site - low density	750	£8,233,333	- 29,064,511	- 29,786,577	- 30,500,347	- 31,205,819	- 31,902,994	- 32,591,872	- 33,272,453
21	Strategic scale site - medium density	750	£7,057,143	- 29,064,511	- 29,786,577	- 30,500,347	- 31,205,819	- 31,902,994	- 32,591,872	- 33,272,453
22	Strategic scale site - medium density	1,500	£14,114,286	- 48,168,053	- 49,590,842	- 50,997,515	- 52,388,071	- 53,762,511	- 55,120,835	- 56,463,042
23	Strategic scale site - medium density	3,300	£35,828,571	- 84,098,865	- 87,102,864	- 90,073,287	- 93,010,136	- 95,913,408	- 98,783,105	- 101,619,228
24	Housing for Elderly (C3) - high density	40	£123,500	- 2,355,842	- 2,368,614	- 2,381,386	- 2,394,158	- 2,406,930	- 2,419,702	- 2,432,473
25	Housing for Elderly (C3) - high density	60	£185,250	- 3,558,139	- 3,575,666	- 3,593,194	- 3,610,721	- 3,628,248	- 3,645,775	- 3,663,302
26	Housing for Elderly (C2) extra care	70	£216,125	- 4,526,142	- 4,543,353	- 4,560,564	- 4,577,775	- 4,594,987	- 4,612,197	- 4,629,408
27	Retail (comparison)	-	£82,311	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£30,865	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£205,804	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£92,658	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£247,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£247,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£82,337	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328
34	Offices	-	£54,890	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160
35	Offices	-	£51,464	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991
36	Industrial (40% plot ratio)	-	£247,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£247,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£247,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£28,069	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£28,082	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£28,313	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£168,540	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£74,100	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
44	Leisure use	-	£74,100

NORTH EAST LINCOLNSHIRE LOCAL PLAN Sales value £2,297 psm AH tenure Rented 80% SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) **£1,027,075** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£190,199	- 30,361	- 37,224	- 44,011	- 50,721	- 57,354	- 63,910	- 70,389
2	Residential Small site - medium density	5	£163,028	- 30,361	- 37,224	- 44,011	- 50,721	- 57,354	- 63,910	- 70,389
3	Residential Small site - higher density (flats)	5	£63,400	- 259,114	- 263,299	- 267,424	- 271,488	- 275,490	- 279,431	- 283,312
4	Residential Small site - low density	10	£380,398	- 60,721	- 74,448	- 88,022	- 101,442	- 114,708	- 127,820	- 140,779
5	Residential Small site - medium density	10	£326,055	- 60,721	- 74,448	- 88,022	- 101,442	- 114,708	- 127,820	- 140,779
6	Residential Small site - higher density	10	£308,431	- 60,721	- 74,448	- 88,022	- 101,442	- 114,708	- 127,820	- 140,779
7	Residential Medium site - low density	25	£950,995	- 151,802	- 186,121	- 220,055	- 253,606	- 286,771	- 319,551	- 351,947
8	Residential Medium site - medium density	25	£815,139	- 151,802	- 186,121	- 220,055	- 253,606	- 286,771	- 319,551	- 351,947
9	Residential Medium site - higher density	25	£771,077	- 151,802	- 186,121	- 220,055	- 253,606	- 286,771	- 319,551	- 351,947
10	Residential Medium site - low density	50	£1,901,990	- 226,022	- 297,540	- 368,260	- 438,184	- 507,309	- 575,637	- 643,168
11	Residential Medium site - medium density	50	£1,630,277	- 226,022	- 297,540	- 368,260	- 438,184	- 507,309	- 575,637	- 643,168
12	Residential Medium site - higher density	50	£1,542,154	- 226,022	- 224,654	- 223,320	- 222,021	- 220,758	- 219,530	- 218,337
13	Residential Large site - low density	100	£3,803,980	- 642,346	- 773,238	- 902,663	- 1,030,620	- 1,157,107	- 1,282,125	- 1,405,676
14	Residential Large site - medium density	100	£3,260,555	- 642,346	- 773,238	- 902,663	- 1,030,620	- 1,157,107	- 1,282,125	- 1,405,676
15	Residential Large site - high density	100	£3,084,308	- 642,346	- 773,238	- 902,663	- 1,030,620	- 1,157,107	- 1,282,125	- 1,405,676
16	Residential Large site - low density	200	£7,607,961	- 1,539,143	- 1,772,700	- 2,007,437	- 2,239,978	- 2,469,837	- 2,697,013	- 2,921,506
17	Residential Large site - medium density	200	£6,521,109	- 1,539,143	- 1,772,700	- 2,007,437	- 2,239,978	- 2,469,837	- 2,697,013	- 2,921,506
18	Strategic scale site - low density	500	£22,823,883	- 16,797,115	- 17,475,257	- 18,145,853	- 18,808,904	- 19,464,408	- 20,112,367	- 20,752,781
19	Strategic scale site - medium density	500	£19,563,328	- 16,797,115	- 17,475,257	- 18,145,853	- 18,808,904	- 19,464,408	- 20,112,367	- 20,752,781
20	Strategic scale site - low density	750	£34,235,824	- 22,967,606	- 23,972,341	- 24,965,945	- 25,948,421	- 26,919,764	- 27,879,978	- 28,829,063
21	Strategic scale site - medium density	750	£29,344,992	- 22,967,606	- 23,972,341	- 24,965,945	- 25,948,421	- 26,919,764	- 27,879,978	- 28,829,063
22	Strategic scale site - medium density	1,500	£58,689,984	- 37,147,702	- 39,082,840	- 40,996,725	- 42,889,357	- 44,760,734	- 46,610,858	- 48,439,728
23	Strategic scale site - medium density	3,300	£148,982,267	- 62,746,799	- 66,746,511	- 70,702,659	- 74,615,243	- 78,484,265	- 82,309,723	- 86,091,617
24	Housing for Elderly (C3) - high density	40	£513,536	- 2,169,068	- 2,189,380	- 2,209,692	- 2,230,005	- 2,250,317	- 2,270,629	- 2,290,942
25	Housing for Elderly (C3) - high density	60	£770,306	- 3,280,049	- 3,308,784	- 3,337,518	- 3,366,253	- 3,394,987	- 3,423,722	- 3,452,456
26	Housing for Elderly (C2) extra care	70	£898,690	- 4,225,567	- 4,254,870	- 4,284,174	- 4,313,478	- 4,342,781	- 4,372,085	- 4,401,389
27	Retail (comparison)	-	£342,264	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£128,345	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£855,775	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£385,290	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£1,027,075	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£1,027,075	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£342,374	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328
34	Offices	-	£228,245	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160
35	Offices	-	£213,999	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991
36	Industrial (40% plot ratio)	-	£1,027,075	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£1,027,075	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£1,027,075	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£116,717	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£116,772	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£117,732	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£700,824	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£308,122	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
44	Leisure use	-	£308,122	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
45	Leisure use	-	£308,122	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
46	Community use	-	£410,753	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125
47	Community use	-	£513,455	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907
48	Community use	-	£616,147	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) **£500,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£92,593	- 30,361	- 37,224	- 44,011	- 50,721	- 57,354	- 63,910	- 70,389
2	Residential Small site - medium density	5	£79,365	- 30,361	- 37,224	- 44,011	- 50,721	- 57,354	- 63,910	- 70,389
3	Residential Small site - higher density (flats)	5	£30,864	- 259,114	- 263,299	- 267,424	- 271,488	- 275,490	- 279,431	- 283,312
4	Residential Small site - low density	10	£185,185	- 60,721	- 74,448	- 88,022	- 101,442	- 114,708	- 127,820	- 140,779
5	Residential Small site - medium density	10	£158,730	- 60,721	- 74,448	- 88,022	- 101,442	- 114,708	- 127,820	- 140,779
6	Residential Small site - higher density	10	£150,150	- 60,721	- 74,448	- 88,022	- 101,442	- 114,708	- 127,820	- 140,779
7	Residential Medium site - low density	25	£462,963	- 151,802	- 186,121	- 220,055	- 253,606	- 286,771	- 319,551	- 351,947
8	Residential Medium site - medium density	25	£396,825	- 151,802	- 186,121	- 220,055	- 253,606	- 286,771	- 319,551	- 351,947
9	Residential Medium site - higher density	25	£375,375	- 151,802	- 186,121	- 220,055	- 253,606	- 286,771	- 319,551	- 351,947
10	Residential Medium site - low density	50	£925,926	- 226,022	- 297,540	- 368,260	- 438,184	- 507,309	- 575,637	- 643,168
11	Residential Medium site - medium density	50	£793,651	- 226,022	- 297,540	- 368,260	- 438,184	- 507,309	- 575,637	- 643,168
12	Residential Medium site - higher density	50	£750,751	- 226,022	- 224,654	- 223,320	- 222,021	- 220,758	- 219,530	- 218,337
13	Residential Large site - low density	100	£1,851,852	- 642,346	- 773,238	- 902,663	- 1,030,620	- 1,157,107	- 1,282,125	- 1,405,676
14	Residential Large site - medium density	100	£1,587,302	- 642,346	- 773,238	- 902,663	- 1,030,620	- 1,157,107	- 1,282,125	- 1,405,676
15	Residential Large site - high density	100	£1,501,502	- 642,346	- 773,238	- 902,663	- 1,030,620	- 1,157,107	- 1,282,125	- 1,405,676
16	Residential Large site - low density	200	£3,703,704	- 1,539,143	- 1,772,700	- 2,007,437	- 2,239,978	- 2,469,837	- 2,697,013	- 2,921,506
17	Residential Large site - medium density	200	£3,174,603	- 1,539,143	- 1,772,700	- 2,007,437	- 2,239,978	- 2,469,837	- 2,697,013	- 2,921,506
18	Strategic scale site - low density	500	£11,111,111	- 16,797,115	- 17,475,257	- 18,145,853	- 18,808,904	- 19,464,408	- 20,112,367	- 20,752,781
19	Strategic scale site - medium density	500	£9,523,810	- 16,797,115	- 17,475,257	- 18,145,853	- 18,808,904	- 19,464,408	- 20,112,367	- 20,752,781
20	Strategic scale site - low density	750	£16,666,667	- 22,967,606	- 23,972,341	- 24,965,945	- 25,948,421	- 26,919,764	- 27,879,978	- 28,829,063
21	Strategic scale site - medium density	750	£14,285,714	- 22,967,606	- 23,972,341	- 24,965,945	- 25,948,421	- 26,919,764	- 27,879,978	- 28,829,063
22	Strategic scale site - medium density	1,500	£28,571,429	- 37,147,702	- 39,082,840	- 40,996,725	- 42,889,357	- 44,760,734	- 46,610,858	- 48,439,728
23	Strategic scale site - medium density	3,300	£72,527,473	- 62,746,799	- 66,746,511	- 70,702,659	- 74,615,243	- 78,484,265	- 82,309,723	- 86,091,617
24	Housing for Elderly (C3) - high density	40	£249,999	- 2,169,068	- 2,189,380	- 2,209,692	- 2,230,005	- 2,250,317	- 2,270,629	- 2,290,942
25	Housing for Elderly (C3) - high density	60	£375,000	- 3,280,049	- 3,308,784	- 3,337,518	- 3,366,253	- 3,394,987	- 3,423,722	- 3,452,456
26	Housing for Elderly (C2) extra care	70	£437,500	- 4,225,567	- 4,254,870	- 4,284,174	- 4,313,478	- 4,342,781	- 4,372,085	- 4,401,389
27	Retail (comparison)	-	£166,621	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£62,481	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£416,608	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£187,566	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£500,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£500,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£166,674	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328
34	Offices	-	£111,114	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160
35	Offices	-	£104,179	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991
36	Industrial (40% plot ratio)	-	£500,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£500,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£500,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£56,820	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£56,847	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£57,314	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£341,175	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£150,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
44	Leisure use	-	£150,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
45	Leisure use	-	£150,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
46	Community use	-	£199,963	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125
47	Community use	-	£249,960	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907
48	Community use	-	£299,952	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£68,519	- 30,361	- 37,224	- 44,011	- 50,721	- 57,354	- 63,910	- 70,389
2	Residential Small site - medium density	5	£58,730	- 30,361	- 37,224	- 44,011	- 50,721	- 57,354	- 63,910	- 70,389
3	Residential Small site - higher density (flats)	5	£22,840	- 259,114	- 263,299	- 267,424	- 271,488	- 275,490	- 279,431	- 283,312
4	Residential Small site - low density	10	£137,037	- 60,721	- 74,448	- 88,022	- 101,442	- 114,708	- 127,820	- 140,779
5	Residential Small site - medium density	10	£117,460	- 60,721	- 74,448	- 88,022	- 101,442	- 114,708	- 127,820	- 140,779
6	Residential Small site - higher density	10	£111,111	- 60,721	- 74,448	- 88,022	- 101,442	- 114,708	- 127,820	- 140,779
7	Residential Medium site - low density	25	£342,593	- 151,802	- 186,121	- 220,055	- 253,606	- 286,771	- 319,551	- 351,947
8	Residential Medium site - medium density	25	£293,651	151,802	- 186,121	- 220,055	- 253,606	- 286,771	- 319,551	- 351,947
9	Residential Medium site - higher density	25	£277,778	151,802	- 186,121	- 220,055	- 253,606	- 286,771	- 319,551	- 351,947
10	Residential Medium site - low density	50	£685,185	- 226,022	- 297,540	- 368,260	- 438,184	- 507,309	- 575,637	- 643,168
11	Residential Medium site - medium density	50	£587,302	- 226,022	- 297,540	- 368,260	- 438,184	- 507,309	- 575,637	- 643,168
12	Residential Medium site - higher density	50	£555,556	- 226,022	- 224,654	- 223,320	- 222,021	- 220,758	- 219,530	- 218,337
13	Residential Large site - low density	100	£1,370,370	- 642,346	- 773,238	- 902,663	- 1,030,620	- 1,157,107	- 1,282,125	- 1,405,676
14	Residential Large site - medium density	100	£1,174,603	- 642,346	- 773,238	- 902,663	- 1,030,620	- 1,157,107	- 1,282,125	- 1,405,676
15	Residential Large site - high density	100	£1,111,111	- 642,346	- 773,238	- 902,663	- 1,030,620	- 1,157,107	- 1,282,125	- 1,405,676
16	Residential Large site - low density	200	£2,740,741	- 1,539,143	- 1,772,700	- 2,007,437	- 2,239,978	- 2,469,837	- 2,697,013	- 2,921,506
17	Residential Large site - medium density	200	£2,349,206	- 1,539,143	- 1,772,700	- 2,007,437	- 2,239,978	- 2,469,837	- 2,697,013	- 2,921,506
18	Strategic scale site - low density	500	£8,222,222	- 16,797,115	- 17,475,257	- 18,145,853	- 18,808,904	- 19,464,408	- 20,112,367	- 20,752,781
19	Strategic scale site - medium density	500	£7,047,619	- 16,797,115	- 17,475,257	- 18,145,853	- 18,808,904	- 19,464,408	- 20,112,367	- 20,752,781
20	Strategic scale site - low density	750	£12,333,333	- 22,967,606	- 23,972,341	- 24,965,945	- 25,948,421	- 26,919,764	- 27,879,978	- 28,829,063
21	Strategic scale site - medium density	750	£10,571,429	- 22,967,606	- 23,972,341	- 24,965,945	- 25,948,421	- 26,919,764	- 27,879,978	- 28,829,063
22	Strategic scale site - medium density	1,500	£21,142,857	- 37,147,702	- 39,082,840	- 40,996,725	- 42,889,357	- 44,760,734	- 46,610,858	- 48,439,728
23	Strategic scale site - medium density	3,300	£53,670,330	- 62,746,799	- 66,746,511	- 70,702,659	- 74,615,243	- 78,484,265	- 82,309,723	- 86,091,617
24	Housing for Elderly (C3) - high density	40	£185,000	- 2,169,068	- 2,189,380	- 2,209,692	- 2,230,005	- 2,250,317	- 2,270,629	- 2,290,942
25	Housing for Elderly (C3) - high density	60	£277,500	- 3,280,049	- 3,308,784	- 3,337,518	- 3,366,253	- 3,394,987	- 3,423,722	- 3,452,456
26	Housing for Elderly (C2) extra care	70	£323,750	- 4,225,567	- 4,254,870	- 4,284,174	- 4,313,478	- 4,342,781	- 4,372,085	- 4,401,389
27	Retail (comparison)	-	£123,299	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£46,236	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£308,290	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£138,799	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£370,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£370,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£123,339	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328
34	Offices	-	£82,224	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160
35	Offices	-	£77,093	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991
36	Industrial (40% plot ratio)	-	£370,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£370,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£370,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£42,047	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£42,067	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£42,413	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£252,469	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£111,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
44	Leisure use	-	£111,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
45	Leisure use	-	£111,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
46	Community use	-	£147,972	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125
47	Community use	-	£184,970	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907
48	Community use	-	£221,965	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) **£247,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£45,741	- 30,361	- 37,224	- 44,011	- 50,721	- 57,354	- 63,910	- 70,389
2	Residential Small site - medium density	5	£39,206	- 30,361	- 37,224	- 44,011	- 50,721	- 57,354	- 63,910	- 70,389
3	Residential Small site - higher density (flats)	5	£15,247	- 259,114	- 263,299	- 267,424	- 271,488	- 275,490	- 279,431	- 283,312
4	Residential Small site - low density	10	£91,481	- 60,721	- 74,448	- 88,022	- 101,442	- 114,708	- 127,820	- 140,779
5	Residential Small site - medium density	10	£78,413	- 60,721	- 74,448	- 88,022	- 101,442	- 114,708	- 127,820	- 140,779
6	Residential Small site - higher density	10	£74,174	- 60,721	- 74,448	- 88,022	- 101,442	- 114,708	- 127,820	- 140,779
7	Residential Medium site - low density	25	£228,704	- 151,802	- 186,121	- 220,055	- 253,606	- 286,771	- 319,551	- 351,947
8	Residential Medium site - medium density	25	£196,032	- 151,802	- 186,121	- 220,055	- 253,606	- 286,771	- 319,551	- 351,947
9	Residential Medium site - higher density	25	£185,435	- 151,802	- 186,121	- 220,055	- 253,606	- 286,771	- 319,551	- 351,947
10	Residential Medium site - low density	50	£457,407	- 226,022	- 297,540	- 368,260	- 438,184	- 507,309	- 575,637	- 643,168
11	Residential Medium site - medium density	50	£392,063	- 226,022	- 297,540	- 368,260	- 438,184	- 507,309	- 575,637	- 643,168
12	Residential Medium site - higher density	50	£370,871	- 226,022	- 224,654	- 223,320	- 222,021	- 220,758	- 219,530	- 218,337
13	Residential Large site - low density	100	£914,815	- 642,346	- 773,238	- 902,663	- 1,030,620	- 1,157,107	- 1,282,125	- 1,405,676
14	Residential Large site - medium density	100	£784,127	- 642,346	- 773,238	- 902,663	- 1,030,620	- 1,157,107	- 1,282,125	- 1,405,676
15	Residential Large site - high density	100	£741,742	- 642,346	- 773,238	- 902,663	- 1,030,620	- 1,157,107	- 1,282,125	- 1,405,676
16	Residential Large site - low density	200	£1,829,630	- 1,539,143	- 1,772,700	- 2,007,437	- 2,239,978	- 2,469,837	- 2,697,013	- 2,921,506
17	Residential Large site - medium density	200	£1,568,254	- 1,539,143	- 1,772,700	- 2,007,437	- 2,239,978	- 2,469,837	- 2,697,013	- 2,921,506
18	Strategic scale site - low density	500	£5,488,889	- 16,797,115	- 17,475,257	- 18,145,853	- 18,808,904	- 19,464,408	- 20,112,367	- 20,752,781
19	Strategic scale site - medium density	500	£4,704,762	- 16,797,115	- 17,475,257	- 18,145,853	- 18,808,904	- 19,464,408	- 20,112,367	- 20,752,781
20	Strategic scale site - low density	750	£8,233,333	- 22,967,606	- 23,972,341	- 24,965,945	- 25,948,421	- 26,919,764	- 27,879,978	- 28,829,063
21	Strategic scale site - medium density	750	£7,057,143	- 22,967,606	- 23,972,341	- 24,965,945	- 25,948,421	- 26,919,764	- 27,879,978	- 28,829,063
22	Strategic scale site - medium density	1,500	£14,114,286	- 37,147,702	- 39,082,840	- 40,996,725	- 42,889,357	- 44,760,734	- 46,610,858	- 48,439,728
23	Strategic scale site - medium density	3,300	£35,828,571	- 62,746,799	- 66,746,511	- 70,702,659	- 74,615,243	- 78,484,265	- 82,309,723	- 86,091,617
24	Housing for Elderly (C3) - high density	40	£123,500	- 2,169,068	- 2,189,380	- 2,209,692	- 2,230,005	- 2,250,317	- 2,270,629	- 2,290,942
25	Housing for Elderly (C3) - high density	60	£185,250	- 3,280,049	- 3,308,784	- 3,337,518	- 3,366,253	- 3,394,987	- 3,423,722	- 3,452,456
26	Housing for Elderly (C2) extra care	70	£216,125	- 4,225,567	- 4,254,870	- 4,284,174	- 4,313,478	- 4,342,781	- 4,372,085	- 4,401,389
27	Retail (comparison)	-	£82,311	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£30,865	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£205,804	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£92,658	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£247,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£247,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£82,337	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328
34	Offices	-	£54,890	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160
35	Offices	-	£51,464	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991
36	Industrial (40% plot ratio)	-	£247,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£247,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£247,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£28,069	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£28,082	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£28,313	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£168,540	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£74,100	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
44	Leisure use	-	£74,100	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
45	Leisure use	-	£74,100	- 2,516,344	-

NORTH EAST LINCOLNSHIRE LOCAL PLAN Sales value £2,431 psm AH tenure Rented 80% SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) **£1,027,075** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£190,199	14,464	5,662	-3,094	-11,845	-20,498	-29,053	-37,511
2	Residential Small site - medium density	5	£163,028	14,464	5,662	-3,094	-11,845	-20,498	-29,053	-37,511
3	Residential Small site - higher density (flats)	5	£63,400	-220,812	-226,768	-232,645	-238,443	-244,163	-249,803	-255,365
4	Residential Small site - low density	10	£380,398	28,927	11,323	-6,188	-23,691	-40,996	-58,106	-75,021
5	Residential Small site - medium density	10	£326,055	28,927	11,323	-6,188	-23,691	-40,996	-58,106	-75,021
6	Residential Small site - higher density	10	£308,431	28,927	11,323	-6,188	-23,691	-40,996	-58,106	-75,021
7	Residential Medium site - low density	25	£950,995	72,319	28,308	-15,472	-59,226	-102,490	-145,267	-187,554
8	Residential Medium site - medium density	25	£815,139	72,319	28,308	-15,472	-59,226	-102,490	-145,267	-187,554
9	Residential Medium site - higher density	25	£771,077	72,319	28,308	-15,472	-59,226	-102,490	-145,267	-187,554
10	Residential Medium site - low density	50	£1,901,990	217,692	126,948	37,192	-52,418	-141,631	-229,841	-317,045
11	Residential Medium site - medium density	50	£1,630,277	217,692	126,948	37,192	-52,418	-141,631	-229,841	-317,045
12	Residential Medium site - higher density	50	£1,542,154	217,692	216,540	215,354	214,133	212,876	211,586	210,261
13	Residential Large site - low density	100	£3,803,980	235,195	66,368	-102,258	-270,095	-436,054	-600,137	-762,344
14	Residential Large site - medium density	100	£3,260,555	235,195	66,368	-102,258	-270,095	-436,054	-600,137	-762,344
15	Residential Large site - high density	100	£3,084,308	235,195	66,368	-102,258	-270,095	-436,054	-600,137	-762,344
16	Residential Large site - low density	200	£7,607,961	140,759	-167,978	-475,605	-779,820	-1,080,624	-1,378,016	-1,671,997
17	Residential Large site - medium density	200	£6,521,109	140,759	-167,978	-475,605	-779,820	-1,080,624	-1,378,016	-1,671,997
18	Strategic scale site - low density	500	£22,823,883	-12,549,829	-13,424,630	-14,289,913	-15,145,680	-15,991,931	-16,828,665	-17,655,883
19	Strategic scale site - medium density	500	£19,563,328	-12,549,829	-13,424,630	-14,289,913	-15,145,680	-15,991,931	-16,828,665	-17,655,883
20	Strategic scale site - low density	750	£34,235,824	-16,870,700	-18,158,105	-19,431,545	-20,691,022	-21,936,534	-23,168,085	-24,385,672
21	Strategic scale site - medium density	750	£29,344,992	-16,870,700	-18,158,105	-19,431,545	-20,691,022	-21,936,534	-23,168,085	-24,385,672
22	Strategic scale site - medium density	1,500	£58,689,984	-26,137,937	-28,574,838	-30,995,935	-33,390,641	-35,758,956	-38,100,880	-40,416,415
23	Strategic scale site - medium density	3,300	£148,982,267	-41,713,906	-46,390,157	-51,332,031	-56,220,352	-61,055,121	-65,836,341	-70,564,008
24	Housing for Elderly (C3) - high density	40	£513,536	-1,982,293	-2,010,146	-2,037,999	-2,065,852	-2,093,704	-2,121,556	-2,149,409
25	Housing for Elderly (C3) - high density	60	£770,306	-3,001,959	-3,041,901	-3,081,843	-3,121,784	-3,161,726	-3,201,668	-3,241,610
26	Housing for Elderly (C2) extra care	70	£898,690	-3,924,991	-3,966,388	-4,007,784	-4,049,180	-4,090,576	-4,131,973	-4,173,368
27	Retail (comparison)	-	£342,264	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£128,345	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£855,775	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£385,290	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£1,027,075	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£1,027,075	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£342,374	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£228,245	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£213,999	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£1,027,075	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£1,027,075	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£1,027,075	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£116,717	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£116,772	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£117,732	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£700,824	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£410,753	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£513,455	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£616,147	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) **£500,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£92,593	14,464	5,662	-3,094	-11,845	-20,498	-29,053	-37,511
2	Residential Small site - medium density	5	£79,365	14,464	5,662	-3,094	-11,845	-20,498	-29,053	-37,511
3	Residential Small site - higher density (flats)	5	£30,864	-220,812	-226,768	-232,645	-238,443	-244,163	-249,803	-255,365
4	Residential Small site - low density	10	£185,185	28,927	11,323	-6,188	-23,691	-40,996	-58,106	-75,021
5	Residential Small site - medium density	10	£158,730	28,927	11,323	-6,188	-23,691	-40,996	-58,106	-75,021
6	Residential Small site - higher density	10	£150,150	28,927	11,323	-6,188	-23,691	-40,996	-58,106	-75,021
7	Residential Medium site - low density	25	£462,963	72,319	28,308	-15,472	-59,226	-102,490	-145,267	-187,554
8	Residential Medium site - medium density	25	£396,825	72,319	28,308	-15,472	-59,226	-102,490	-145,267	-187,554
9	Residential Medium site - higher density	25	£375,375	72,319	28,308	-15,472	-59,226	-102,490	-145,267	-187,554
10	Residential Medium site - low density	50	£925,926	217,692	126,948	37,192	-52,418	-141,631	-229,841	-317,045
11	Residential Medium site - medium density	50	£793,651	217,692	126,948	37,192	-52,418	-141,631	-229,841	-317,045
12	Residential Medium site - higher density	50	£750,751	217,692	216,540	215,354	214,133	212,876	211,586	210,261
13	Residential Large site - low density	100	£1,851,852	235,195	66,368	-102,258	-270,095	-436,054	-600,137	-762,344
14	Residential Large site - medium density	100	£1,587,302	235,195	66,368	-102,258	-270,095	-436,054	-600,137	-762,344
15	Residential Large site - high density	100	£1,501,502	235,195	66,368	-102,258	-270,095	-436,054	-600,137	-762,344
16	Residential Large site - low density	200	£3,703,704	140,759	-167,978	-475,605	-779,820	-1,080,624	-1,378,016	-1,671,997
17	Residential Large site - medium density	200	£3,174,603	140,759	-167,978	-475,605	-779,820	-1,080,624	-1,378,016	-1,671,997
18	Strategic scale site - low density	500	£11,111,111	-12,549,829	-13,424,630	-14,289,913	-15,145,680	-15,991,931	-16,828,665	-17,655,883
19	Strategic scale site - medium density	500	£9,523,810	-12,549,829	-13,424,630	-14,289,913	-15,145,680	-15,991,931	-16,828,665	-17,655,883
20	Strategic scale site - low density	750	£16,666,667	-16,870,700	-18,158,105	-19,431,545	-20,691,022	-21,936,534	-23,168,085	-24,385,672
21	Strategic scale site - medium density	750	£14,285,714	-16,870,700	-18,158,105	-19,431,545	-20,691,022	-21,936,534	-23,168,085	-24,385,672
22	Strategic scale site - medium density	1,500	£28,571,429	-26,137,937	-28,574,838	-30,995,935	-33,390,641	-35,758,956	-38,100,880	-40,416,415
23	Strategic scale site - medium density	3,300	£72,527,473	-41,713,906	-46,390,157	-51,332,031	-56,220,352	-61,055,121	-65,836,341	-70,564,008
24	Housing for Elderly (C3) - high density	40	£249,999	-1,982,293	-2,010,146	-2,037,999	-2,065,852	-2,093,704	-2,121,556	-2,149,409
25	Housing for Elderly (C3) - high density	60	£375,000	-3,001,959	-3,041,901	-3,081,843	-3,121,784	-3,161,726	-3,201,668	-3,241,610
26	Housing for Elderly (C2) extra care	70	£437,500	-3,924,991	-3,966,388	-4,007,784	-4,049,180	-4,090,576	-4,131,973	-4,173,368
27	Retail (comparison)	-	£166,621	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£62,481	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£416,608	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£187,566	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£500,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£500,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£166,674	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£111,114	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£104,179	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£500,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£500,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£500,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£56,820	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£56,847	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£57,314	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£341,175	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£199,963	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£249,960	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£299,952	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£68,519	14,464	5,662	-3,094	-11,845	-20,498	-29,053	-37,511
2	Residential Small site - medium density	5	£58,730	14,464	5,662	-3,094	-11,845	-20,498	-29,053	-37,511
3	Residential Small site - higher density (flats)	5	£22,840	-220,812	-226,768	-232,645	-238,443	-244,163	-249,803	-255,365
4	Residential Small site - low density	10	£137,037	28,927	11,323	-6,188	-23,691	-40,996	-58,106	-75,021
5	Residential Small site - medium density	10	£117,460	28,927	11,323	-6,188	-23,691	-40,996	-58,106	-75,021
6	Residential Small site - higher density	10	£111,111	28,927	11,323	-6,188	-23,691	-40,996	-58,106	-75,021
7	Residential Medium site - low density	25	£342,593	72,319	28,308	-15,472	-59,226	-102,490	-145,267	-187,554
8	Residential Medium site - medium density	25	£293,651	72,319	28,308	-15,472	-59,226	-102,490	-145,267	-187,554
9	Residential Medium site - higher density	25	£277,778	72,319	28,308	-15,472	-59,226	-102,490	-145,267	-187,554
10	Residential Medium site - low density	50	£685,185	217,692	126,948	37,192	-52,418	-141,631	-229,841	-317,045
11	Residential Medium site - medium density	50	£587,302	217,692	126,948	37,192	-52,418	-141,631	-229,841	-317,045
12	Residential Medium site - higher density	50	£555,556	217,692	216,540	215,354	214,133	212,876	211,586	210,261
13	Residential Large site - low density	100	£1,370,370	235,195	66,368	-102,258	-270,095	-436,054	-600,137	-762,344
14	Residential Large site - medium density	100	£1,174,603	235,195	66,368	-102,258	-270,095	-436,054	-600,137	-762,344
15	Residential Large site - high density	100	£1,111,111	235,195	66,368	-102,258	-270,095	-436,054	-600,137	-762,344
16	Residential Large site - low density	200	£2,740,741	140,759	-167,978	-475,605	-779,820	-1,080,624	-1,378,016	-1,671,997
17	Residential Large site - medium density	200	£2,349,206	140,759	-167,978	-475,605	-779,820	-1,080,624	-1,378,016	-1,671,997
18	Strategic scale site - low density	500	£8,222,222	-12,549,829	-13,424,630	-14,289,913	-15,145,680	-15,991,931	-16,828,665	-17,655,883
19	Strategic scale site - medium density	500	£7,047,619	-12,549,829	-13,424,630	-14,289,913	-15,145,680	-15,991,931	-16,828,665	-17,655,883
20	Strategic scale site - low density	750	£12,333,333	-16,870,700	-18,158,105	-19,431,545	-20,691,022	-21,936,534	-23,168,085	-24,385,672
21	Strategic scale site - medium density	750	£10,571,429	-16,870,700	-18,158,105	-19,431,545	-20,691,022	-21,936,534	-23,168,085	-24,385,672
22	Strategic scale site - medium density	1,500	£21,142,857	-26,137,937	-28,574,838	-30,995,935	-33,390,641	-35,758,956	-38,100,880	-40,416,415
23	Strategic scale site - medium density	3,300	£53,670,330	-41,713,906	-46,390,157	-51,332,031	-56,220,352	-61,055,121	-65,836,341	-70,564,008
24	Housing for Elderly (C3) - high density	40	£185,000	-1,982,293	-2,010,146	-2,037,999	-2,065,852	-2,093,704	-2,121,556	-2,149,409
25	Housing for Elderly (C3) - high density	60	£277,500	-3,001,959	-3,041,901	-3,081,843	-3,121,784	-3,161,726	-3,201,668	-3,241,610
26	Housing for Elderly (C2) extra care	70	£323,750	-3,924,991	-3,966,388	-4,007,784	-4,049,180	-4,090,576	-4,131,973	-4,173,368
27	Retail (comparison)	-	£123,299	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£46,236	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£308,290	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£138,799	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£370,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£370,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£123,330	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£82,224	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£77,093	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£370,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£370,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£370,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£42,047	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£42,067	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£42,413	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£252,469	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£147,972	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£184,970	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£221,965	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) **£247,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£45,741	14,464	5,662	-3,094	-11,845	-20,498	-29,053	-37,511
2	Residential Small site - medium density	5	£39,206	14,464	5,662	-3,094	-11,845	-20,498	-29,053	-37,511
3	Residential Small site - higher density (flats)	5	£15,247	-220,812	-226,768	-232,645	-238,443	-244,163	-249,803	-255,365
4	Residential Small site - low density	10	£91,481	28,927	11,323	-6,188	-23,691	-40,996	-58,106	-75,021
5	Residential Small site - medium density	10	£78,413	28,927	11,323	-6,188	-23,691	-40,996	-58,106	-75,021
6	Residential Small site - higher density	10	£74,174	28,927	11,323	-6,188	-23,691	-40,996	-58,106	-75,021
7	Residential Medium site - low density	25	£228,704	72,319	28,308	-15,472	-59,226	-102,490	-145,267	-187,554
8	Residential Medium site - medium density	25	£196,032	72,319	28,308	-15,472	-59,226	-102,490	-145,267	-187,554
9	Residential Medium site - higher density	25	£185,435	72,319	28,308	-15,472	-59,226	-102,490	-145,267	-187,554
10	Residential Medium site - low density	50	£457,407	217,692	126,948	37,192	-52,418	-141,631	-229,841	-317,045
11	Residential Medium site - medium density	50	£392,063	217,692	126,948	37,192	-52,418	-141,631	-229,841	-317,045
12	Residential Medium site - higher density	50	£370,871	217,692	216,540	215,354	214,133	212,876	211,586	210,261
13	Residential Large site - low density	100	£914,815	235,195	66,368	-102,258	-270,095	-436,054	-600,137	-762,344
14	Residential Large site - medium density	100	£784,127	235,195	66,368	-102,258	-270,095	-436,054	-600,137	-762,344
15	Residential Large site - high density	100	£741,742	235,195	66,368	-102,258	-270,095	-436,054	-600,137	-762,344
16	Residential Large site - low density	200	£1,829,630	140,759	-167,978	-475,605	-779,820	-1,080,624	-1,378,016	-1,671,997
17	Residential Large site - medium density	200	£1,568,254	140,759	-167,978	-475,605	-779,820	-1,080,624	-1,378,016	-1,671,997
18	Strategic scale site - low density	500	£5,488,889	-12,549,829	-13,424,630	-14,289,913	-15,145,680	-15,991,931	-16,828,665	-17,655,883
19	Strategic scale site - medium density	500	£4,704,762	-12,549,829	-13,424,630	-14,289,913	-15,145,680	-15,991,931	-16,828,665	-17,655,883
20	Strategic scale site - low density	750	£8,233,333	-16,870,700	-18,158,105	-19,431,545	-20,691,022	-21,936,534	-23,168,085	-24,385,672
21	Strategic scale site - medium density	750	£7,057,143	-16,870,700	-18,158,105	-19,431,545	-20,691,022	-21,936,534	-23,168,085	-24,385,672
22	Strategic scale site - medium density	1,500	£14,114,286	-26,137,937	-28,574,838	-30,995,935	-33,390,641	-35,758,956	-38,100,880	-40,416,415
23	Strategic scale site - medium density	3,300	£35,828,571	-41,713,906	-46,390,157	-51,332,031	-56,220,352	-61,055,121	-65,836,341	-70,564,008
24	Housing for Elderly (C3) - high density	40	£123,500	-1,982,293	-2,010,146	-2,037,999	-2,065,852	-2,093,704	-2,121,556	-2,149,409
25	Housing for Elderly (C3) - high density	60	£185,250	-3,001,959	-3,041,901	-3,081,843	-3,121,784	-3,161,726	-3,201,668	-3,241,610
26	Housing for Elderly (C2) extra care	70	£216,125	-3,924,991	-3,966,388	-4,007,784	-4,049,180	-4,090,576	-4,131,973	-4,173,368
27	Retail (comparison)	-	£82,311	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£30,865	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£205,804	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£92,658	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£247,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£247,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£82,337	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£54,890	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£51,464	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£247,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£247,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£247,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£28,069	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£28,082	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£28,313	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£168,540	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£98,781	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£123,480	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£148,176	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

NORTH EAST LINCOLNSHIRE LOCAL PLAN Sales value £2,565 psm AH tenure Rented 80% SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) **£1,027,075** PER HA

						Residual land values								
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Residential Small site - low density	5	£190,199	58,800	47,949	37,214	26,596	16,095	5,710	-4,632	-14,949	-25,148	-35,228	-45,189
2	Residential Small site - medium density	5	£163,028	58,800	47,949	37,214	26,596	16,095	5,710	-4,632	-14,949	-25,148	-35,228	-45,189
3	Residential Small site - higher density (flats)	5	£63,400	-182,510	-190,236	-197,865	-205,399	-212,835	-220,175	-227,418	-234,565	-241,614	-248,567	-255,424
4	Residential Small site - low density	10	£380,398	117,599	95,896	74,428	53,192	32,189	11,420	-9,264	-29,899	-50,295	-70,456	-90,378
5	Residential Small site - medium density	10	£326,055	117,599	95,896	74,428	53,192	32,189	11,420	-9,264	-29,899	-50,295	-70,456	-90,378
6	Residential Small site - higher density	10	£308,431	117,599	95,896	74,428	53,192	32,189	11,420	-9,264	-29,899	-50,295	-70,456	-90,378
7	Residential Medium site - low density	25	£950,995	293,998	239,741	186,068	132,979	80,473	28,551	-23,161	-74,746	-125,739	-176,138	-225,944
8	Residential Medium site - medium density	25	£815,139	293,998	239,741	186,068	132,979	80,473	28,551	-23,161	-74,746	-125,739	-176,138	-225,944
9	Residential Medium site - higher density	25	£771,077	293,998	239,741	186,068	132,979	80,473	28,551	-23,161	-74,746	-125,739	-176,138	-225,944
10	Residential Medium site - low density	50	£1,901,990	657,770	546,648	436,719	327,983	220,440	114,090	8,932	-96,586	-201,038	-304,277	-406,305
11	Residential Medium site - medium density	50	£1,630,277	657,770	546,648	436,719	327,983	220,440	114,090	8,932	-96,586	-201,038	-304,277	-406,305
12	Residential Medium site - higher density	50	£1,542,154	657,770	654,119	650,433	646,713	642,958	639,168	635,345	631,486	627,593	623,666	619,704
13	Residential Large site - low density	100	£3,803,980	1,102,399	893,532	686,912	482,538	280,413	80,534	-119,013	-317,593	-513,889	-707,902	-899,631
14	Residential Large site - medium density	100	£3,260,555	1,102,399	893,532	686,912	482,538	280,413	80,534	-119,013	-317,593	-513,889	-707,902	-899,631
15	Residential Large site - high density	100	£3,084,308	1,102,399	893,532	686,912	482,538	280,413	80,534	-119,013	-317,593	-513,889	-707,902	-899,631
16	Residential Large site - low density	200	£7,607,961	1,795,893	1,413,624	1,035,475	661,447	291,539	-75,463	-443,046	-806,442	-1,165,650	-1,520,670	-1,875,298
17	Residential Large site - medium density	200	£6,521,109	1,795,893	1,413,624	1,035,475	661,447	291,539	-75,463	-443,046	-806,442	-1,165,650	-1,520,670	-1,875,298
18	Strategic scale site - low density	500	£22,823,883	8,302,544	9,374,002	10,433,973	11,482,457	12,519,454	13,544,964	14,558,987	15,561,523	16,552,572	17,532,133	18,500,208
19	Strategic scale site - medium density	500	£19,563,328	8,302,544	9,374,002	10,433,973	11,482,457	12,519,454	13,544,964	14,558,987	15,561,523	16,552,572	17,532,133	18,500,208
20	Strategic scale site - low density	750	£34,235,824	10,841,086	12,362,274	13,897,143	15,433,623	16,953,305	18,456,191	19,942,281	21,411,574	22,864,071	24,299,771	25,718,675
21	Strategic scale site - medium density	750	£29,344,992	10,841,086	12,362,274	13,897,143	15,433,623	16,953,305	18,456,191	19,942,281	21,411,574	22,864,071	24,299,771	25,718,675
22	Strategic scale site - medium density	1,500	£58,689,984	16,099,813	18,616,672	21,200,329	23,905,070	26,757,178	29,590,904	32,393,101	35,163,770	37,902,911	40,610,523	43,286,608
23	Strategic scale site - medium density	3,300	£148,982,267	24,858,317	29,044,285	33,414,743	38,150,641	43,625,979	49,362,959	55,036,399	60,646,300	66,192,662	71,675,485	77,094,769
24	Housing for Elderly (C3) - high density	40	£513,536	1,795,519	1,830,913	1,866,306	1,901,698	1,937,091	1,972,484	2,007,878	2,043,270	2,078,663	2,114,056	2,149,448
25	Housing for Elderly (C3) - high density	60	£770,306	2,723,868	2,775,018	2,826,167	2,877,316	2,928,465	2,979,615	3,030,764	3,081,913	3,133,062	3,184,213	3,235,362
26	Housing for Elderly (C2) extra care	70	£898,690	3,624,417	3,677,906	3,731,394	3,784,883	3,838,371	3,891,861	3,945,349	3,998,837	4,052,326	4,105,815	4,159,304
27	Retail (comparison)	-	£342,264	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£128,345	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£855,775	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£385,290	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£1,027,075	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£1,027,075	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£342,374	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328
34	Offices	-	£228,245	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160
35	Offices	-	£213,999	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991
36	Industrial (40% plot ratio)	-	£1,027,075	372,776	372,776	372,776	372,776	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£1,027,075	471,027	471,027	471,027	471,027	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£1,027,075	569,279	569,279	569,279	569,279	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£116,717	30,898	30,898	30,898	30,898	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£116,772	41,197	41,197	41,197	41,197	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£117,732	51,497	51,497	51,497	51,497	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£700,824	61,795	61,795	61,795	61,795	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£308,122	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344
44	Leisure use	-	£308,122	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344
45	Leisure use	-	£308,122	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344
46	Community use	-	£410,753	3,355,125	3,355,125	3,355,125	3,355,125	3,355,125	3,355,125	3,355,125	3,355,125	3,355,125	3,355,125	3,355,125
47	Community use	-	£513,455	4,193,907	4,193,907	4,193,907	4,193,907	4,193,907	4,193,907	4,193,907	4,193,907	4,193,907	4,193,907	4,193,907
48	Community use	-	£616,147	5,032,688	5,032,688	5,032,688	5,032,688	5,032,688	5,032,688	5,032,688	5,032,688	5,032,688	5,032,688	5,032,688

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) **£500,000** PER HA

						Residual land values								
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Residential Small site - low density	5	£92,593	58,800	47,949	37,214	26,596	16,095	5,710	-4,632	-14,949	-25,148	-35,228	-45,189
2	Residential Small site - medium density	5	£79,365	58,800	47,949	37,214	26,596	16,095	5,710	-4,632	-14,949	-25,148	-35,228	-45,189
3	Residential Small site - higher density (flats)	5	£30,864	-182,510	-190,236	-197,865	-205,399	-212,835	-220,175	-227,418	-234,565	-241,614	-248,567	-255,424
4	Residential Small site - low density	10	£185,185	117,599	95,896	74,428	53,192	32,189	11,420	-9,264	-29,899	-50,295	-70,456	-90,378
5	Residential Small site - medium density	10	£158,730	117,599	95,896	74,428	53,192	32,189	11,420	-9,264	-29,899	-50,295	-70,456	-90,378
6	Residential Small site - higher density	10	£150,150	117,599	95,896	74,428	53,192	32,189	11,420	-9,264	-29,899	-50,295	-70,456	-90,378
7	Residential Medium site - low density	25	£462,963	293,998	239,741	186,068	132,979	80,473	28,551	-23,161	-74,746	-125,739	-176,138	-225,944
8	Residential Medium site - medium density	25	£396,825	293,998	239,741	186,068	132,979	80,473	28,551	-23,161	-74,746	-125,739	-176,138	-225,944
9	Residential Medium site - higher density	25	£375,375	293,998	239,741	186,068	132,979	80,473	28,551	-23,161	-74,746	-125,739	-176,138	-225,944
10	Residential Medium site - low density	50	£925,926	657,770	546,648	436,719	327,983	220,440	114,090	8,932	-96,586	-201,038	-304,277	-406,305
11	Residential Medium site - medium density	50	£793,651	657,770	546,648	436,719	327,983	220,440	114,090	8,932	-96,586	-201,038	-304,277	-406,305
12	Residential Medium site - higher density	50	£750,751	657,770	654,119	650,433	646,713	642,958	639,168	635,345	631,486	627,593	623,666	619,704
13	Residential Large site - low density	100	£1,851,852	1,102,399	893,532	686,912	482,538	280,413	80,534	-119,013	-317,593	-513,889	-707,902	-899,631
14	Residential Large site - medium density	100	£1,587,302	1,102,399	893,532	686,912	482,538	280,413	80,534	-119,013	-317,593	-513,889	-707,902	-899,631
15	Residential Large site - high density	100	£1,501,502	1,102,399	893,532	686,912	482,538	280,413	80,534	-119,013	-317,593	-513,889	-707,902	-899,631
16	Residential Large site - low density	200	£3,703,704	1,795,893	1,413,624	1,035,475	661,447	291,539	-75,463	-443,046	-806,442	-1,165,650	-1,520,670	-1,875,298
17	Residential Large site - medium density	200	£3,174,603	1,795,893	1,413,624	1,035,475	661,447	291,539	-75,463	-443,046	-806,442	-1,165,650	-1,520,670	-1,875,298
18	Strategic scale site - low density	500	£11,111,111	8,302,544	9,374,002	10,433,973	11,482,457	12,519,454	13,544,964	14,558,987	15,561,523	16,552,572	17,532,133	18,500,208
19	Strategic scale site - medium density	500	£9,523,810	8,302,544	9,374,002	10,433,973	11,482,457	12,519,454	13,544,964	14,558,987	15,561,523	16,552,572	17,532,133	18,500,208
20	Strategic scale site - low density	750	£16,666,667	10,841,086	12,362,274	13,897,143	15,433,623	16,953,305	18,456,191	19,942,281	21,411,574	22,864,071	24,299,771	25,718,675
21	Strategic scale site - medium density	750	£14,285,714	10,841,086	12,362,274	13,897,143	15,433,623	16,953,305	18,456,191	19,942,281	21,411,574	22,864,071	24,299,771	25,718,675
22	Strategic scale site - medium density	1,500	£28,571,429	16,099,813	18,616,672	21,200,329	23,905,070	26,757,178	29,590,904	32,393,101	35,163,770	37,902,911	40,610,523	43,286,608
23	Strategic scale site - medium density	3,300	£72,527,473	24,858,317	29,044,285	33,414,743	38,150,641	43,625,979	49,362,959	55,036,399	60,646,300	66,192,662	71,675,485	77,094,769
24	Housing for Elderly (C3) - high density	40	£249,999	1,795,519	1,830,913	1,866,306	1,901,698	1,937,091	1,972,484	2,007,878	2,043,270	2,078,663	2,114,056	2,149,448
25	Housing for Elderly (C3) - high density	60	£375,000	2,723,868	2,775,018	2,826,167	2,877,316	2,928,465	2,979,615	3,030,764	3,081,913	3,133,062	3,184,213	3,235,362
26	Housing for Elderly (C2) extra care	70	£437,500	3,624,417	3,677,906	3,731,394	3,784,883	3,838,371	3,891,861	3,945,349	3,998,837	4,052,326	4,105,815	4,159,304
27	Retail (comparison)	-	£166,621	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£62,481	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£416,608	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£187,566	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£500,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£500,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£166,674	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328
34	Offices	-	£111,114	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160
35	Offices	-	£104,179	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991
36	Industrial (40% plot ratio)	-	£500,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£500,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£500,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£56,820	30,898	30,898	30,898	30,898	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£56,847	41,197	41,197	41,197	41,197	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£57,314	51,497	51,497	51,497	51,497	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£341,175	61,795	61,795	61,795	61,795	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£150,000	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344
44	Leisure use	-	£150,000	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344
45	Leisure use	-	£150,000	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344
46	Community use	-	£199,963	3,355,125	3,355,125	3,355,125	3,355,125	3,355,125	3,355,125	3,355,125	3,355,125	3,355,125	3,355,125	3,355,125
47	Community use	-	£249,960	4,193,907	4,193,907	4,193,907	4,193,907	4,193,907	4,193,907	4,193,907	4,193,907	4,193,907	4,193,907	4,193,907
48	Community use	-	£299,952	5,032,688	5,032,688	5,032,688	5,032,688	5,032,688	5,032,688	5,032,688	5,032,688	5,032,688	5,032,688	5,032,688

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

						Residual land values								
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Residential Small site - low density	5	£68,519	58,800	47,949	37,214	26,596	16,095	5,710	-4,632	-14,949	-25,148	-35,228	-45,189
2	Residential Small site - medium density	5	£58,730	58,800	47,949	37,214	26,596	16,095	5,710	-4,632	-14,949	-25,148	-35,228	-45,189
3	Residential Small site - higher density (flats)	5	£22,840	-182,510	-190,236	-197,865	-205,399	-212,835	-220,175	-227,418	-234,565	-241,614	-248,567	-255,424
4	Residential Small site - low density	10	£137,037	117,599	95,896	74,428	53,192	32,189	11,420	-9,264	-29,899	-50,295	-70,456	-90,378
5	Residential Small site - medium density	10	£117,460	117,599	95,896	74,428	53,192	32,189	11,420	-9,264	-29,899	-50,295	-70,456	-90,378
6	Residential Small site - higher density	10	£111,111	117,599	95,896	74,428	53,192	32,189	11,420	-9,264	-29,899	-50,295	-70,456	-90,378
7	Residential Medium site - low density	25	£342,593	293,998	239,741	186,068	132,979	80,473	28,551	-23,161	-74,746	-125,739	-176,138	-225,944
8	Residential Medium site - medium density	25	£293,651	293,998	239,741	186,068	132,979	80,473	28,551	-23,161	-74,746	-125,739	-176,138	-225,944
9	Residential Medium site - higher density	25	£277,778	293,998	239,741	186,068	132,979	80,473	28,551	-23,161	-74,746	-125,739	-176,138	-225,944
10	Residential Medium site - low density	50	£685,185	657,770	546,648	436,719	327,983	220,440	114,090	8,932	-96,586	-201,038	-304,277	-406,305
11	Residential Medium site - medium density	50	£587,302	657,770	546,648	436,719	327,983	220,440	114,090	8,932	-96,586	-201,038	-304,277	-406,305
12	Residential Medium site - higher density	50	£555,556	657,770	654,119	650,433	646,713	642,958	639,168	635,345	631,486	627,593	623,666	619,704
13	Residential Large site - low density	100	£1,370,370	1,102,399	893,532	686,912	482,538	280,413	80,534	-119,013	-317,593	-513,889	-707,902	-899,631
14	Residential Large site - medium density	100	£1,174,603	1,102,399	893,532	686,912	482,538	280,413	80,534	-119,013	-317,593	-513,889	-707,902	-899,631
15	Residential Large site - high density	100	£1,111,111	1,102,399	893,532	686,912	482,538	280,413	80,534	-119,013	-317,593	-513,889	-707,902	-899,631
16	Residential Large site - low density	200	£2,740,741	1,795,893	1,413,624	1,035,475	661,447	291,539	-75,463	-443,046	-806,442	-1,165,650	-1,520,670	-1,875,298
17	Residential Large site - medium density	200	£2,349,206	1,795,893	1,413,624	1,035,475	661,447	291,539	-75,463	-443,046	-806,442	-1,165,650	-1,520,670	-1,875,298
18	Strategic scale site - low density	500	£8,222,222	8,302,544	9,374,002	10,433,973	11,482,457	12,519,454	13,544,964	14,558,987	15,561,523	16,552,572	17,532,133	18,500,208
19	Strategic scale site - medium density	500	£7,047,619	8,302,544	9,374,002	10,433,973	11,482,457	12,519,454	13,544,964	14,558,987	15,561,523	16,552,572	17,532,133	18,500,208
20	Strategic scale site - low density	750	£12,333,333	10,841,086	12,362,274	13,897,143	15,433,623	16,953,305	18,456,191	19,942,281	21,411,574	22,864,071	24,299,771	25,718,675
21	Strategic scale site - medium density	750	£10,571,429	10,841,086	12,362,274	13,897,143	15,433,623	16,953,305	18,456,191	19,942,281	21,411,574	22,864,071	24,299,771	25,718,675
22	Strategic scale site - medium density	1,500	£21,142,857	16,099,813	18,616,672	21,200,329	23,905,070	26,757,178	29,590,904	32,393,101	35,163,770	37,902,911	40,610,523	43,286,608
23	Strategic scale site - medium density	3,300	£53,670,330	24,858,317	29,044,285	33,414,743	38,150,641	43,625,979	49,362,959	55,036,399	60,646,300	66,192,662	71,675,485	77,094,769
24	Housing for Elderly (C3) - high density	40	£185,000	1,795,519	1,830,913	1,866,306	1,901,698	1,937,091	1,972,484	2,007,878	2,043,270	2,078,663	2,114,056	2,149,448
25	Housing for Elderly (C3) - high density	60	£277,500	2,723,868	2,775,018	2,826,167	2,877,316	2,928,465	2,979,615	3,030,764	3,081,913	3,133,062	3,184,213	3,235,362
26	Housing for Elderly (C2) extra care	70	£323,750	3,624,417	3,677,906	3,731,394	3,784,883	3,838,371	3,891,861	3,945,349	3,998,837	4,052,326	4,105,815	4,159,304
27	Retail (comparison)	-	£123,299	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£46,236	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£308,290	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£138,799	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£370,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£370,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£123,339	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328
34	Offices	-	£82,224	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160
35	Offices	-	£77,093	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991
36	Industrial (40% plot ratio)	-	£370,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£370,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£370,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£42,047	30,898	30,898	30,898	30,898	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£42,067	41,197	41,197	41,197	41,197	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£42,413	51,497	51,497	51,497	51,497	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£252,469	61,795	61,795	61,795	61,795	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£111,000	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344
44	Leisure use	-	£111,000	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344
45	Leisure use	-	£111,000	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344	2,516,344
46	Community use	-	£147,972	3,355,125	3,355,125	3,355,125	3,355,125	3,355,125	3,355,125	3,355,125	3,355,125	3,355,125	3,355,125	3,355,125
47	Community use	-	£184,970	4,193,907	4,193,907	4,193,907	4,193,907	4,193,907	4,193,907	4,193,907	4,193,907	4,193,907	4,193,907	4,193,907
48	Community use	-	£221,965	5,032,688	5,032,688	5,032,688	5,032,688	5,032,688	5,032,688	5,032,688	5,032,688	5,032,688	5,032,688	5,032,688

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) **£247,000** PER HA

						Residual land values								
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Residential Small site - low density	5	£45,741	58,800	47,949	37,214	26,596	16,095	5,710	-4,632	-14,949	-25,148	-35,228	-45,189
2	Residential Small site - medium density	5	£39,206	58,800	47,949	37,214	26,596	16,095	5,710	-4,632	-14,949	-25,148	-35,228	-45,189

NORTH EAST LINCOLNSHIRE LOCAL PLAN Sales value £2,698 psm AH tenure Rented 80% SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) **£1,027,075** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£190,199	103,135	90,235	77,472	64,846	52,358	40,006	27,792
2	Residential Small site - medium density	5	£163,028	103,135	90,235	77,472	64,846	52,358	40,006	27,792
3	Residential Small site - higher density (flats)	5	£63,400	-144,208	-153,704	-163,087	-172,355	-181,508	-190,546	-199,471
4	Residential Small site - low density	10	£380,398	206,271	180,470	154,944	129,692	104,715	80,012	55,584
5	Residential Small site - medium density	10	£326,055	206,271	180,470	154,944	129,692	104,715	80,012	55,584
6	Residential Small site - higher density	10	£308,431	206,271	180,470	154,944	129,692	104,715	80,012	55,584
7	Residential Medium site - low density	25	£950,995	515,677	451,176	387,360	324,231	261,788	200,031	138,959
8	Residential Medium site - medium density	25	£815,139	515,677	451,176	387,360	324,231	261,788	200,031	138,959
9	Residential Medium site - higher density	25	£771,077	515,677	451,176	387,360	324,231	261,788	200,031	138,959
10	Residential Medium site - low density	50	£1,901,990	1,097,848	966,348	836,246	707,541	580,232	454,322	329,808
11	Residential Medium site - medium density	50	£1,630,277	1,097,848	966,348	836,246	707,541	580,232	454,322	329,808
12	Residential Medium site - higher density	50	£1,542,154	1,097,848	1,091,697	1,085,513	1,079,294	1,073,041	1,066,751	1,060,429
13	Residential Large site - low density	100	£3,803,980	1,961,229	1,714,426	1,470,249	1,228,697	989,771	751,548	515,882
14	Residential Large site - medium density	100	£3,260,555	1,961,229	1,714,426	1,470,249	1,228,697	989,771	751,548	515,882
15	Residential Large site - high density	100	£3,084,308	1,961,229	1,714,426	1,470,249	1,228,697	989,771	751,548	515,882
16	Residential Large site - low density	200	£7,607,961	3,439,011	2,984,337	2,534,505	2,089,517	1,646,314	1,207,344	773,258
17	Residential Large site - medium density	200	£6,521,109	3,439,011	2,984,337	2,534,505	2,089,517	1,646,314	1,207,344	773,258
18	Strategic scale site - low density	500	£22,823,883	-4,096,788	-5,341,423	-6,578,033	-7,819,234	-9,046,977	-10,261,263	-11,462,090
19	Strategic scale site - medium density	500	£19,563,328	-4,096,788	-5,341,423	-6,578,033	-7,819,234	-9,046,977	-10,261,263	-11,462,090
20	Strategic scale site - low density	750	£34,235,824	-5,051,871	-6,774,537	-8,504,603	-10,235,451	-11,978,269	-13,744,297	-15,498,891
21	Strategic scale site - medium density	750	£29,344,992	-5,051,871	-6,774,537	-8,504,603	-10,235,451	-11,978,269	-13,744,297	-15,498,891
22	Strategic scale site - medium density	1,500	£58,689,984	-6,864,914	-9,647,935	-12,441,905	-15,264,836	-18,146,786	-21,151,802	-24,369,787
23	Strategic scale site - medium density	3,300	£148,982,267	-9,913,067	-14,446,849	-19,010,746	-23,652,214	-28,450,190	-33,581,282	-39,508,789
24	Housing for Elderly (C3) - high density	40	£513,536	-1,608,746	-1,651,679	-1,694,613	-1,737,545	-1,780,479	-1,823,411	-1,866,345
25	Housing for Elderly (C3) - high density	60	£770,306	-2,445,778	-2,508,134	-2,570,491	-2,632,848	-2,695,204	-2,757,562	-2,819,918
26	Housing for Elderly (C2) extra care	70	£898,690	-3,323,842	-3,389,423	-3,455,004	-3,520,585	-3,586,166	-3,651,747	-3,717,329
27	Retail (comparison)	-	£342,264	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£128,345	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£855,775	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£385,290	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£1,027,075	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£1,027,075	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£342,374	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£228,245	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£213,999	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£1,027,075	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£1,027,075	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£1,027,075	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£116,717	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£116,772	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£117,732	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£700,824	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£410,753	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£513,455	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£616,147	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) **£500,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£92,593	103,135	90,235	77,472	64,846	52,358	40,006	27,792
2	Residential Small site - medium density	5	£79,365	103,135	90,235	77,472	64,846	52,358	40,006	27,792
3	Residential Small site - higher density (flats)	5	£30,864	-144,208	-153,704	-163,087	-172,355	-181,508	-190,546	-199,471
4	Residential Small site - low density	10	£185,185	206,271	180,470	154,944	129,692	104,715	80,012	55,584
5	Residential Small site - medium density	10	£158,730	206,271	180,470	154,944	129,692	104,715	80,012	55,584
6	Residential Small site - higher density	10	£150,150	206,271	180,470	154,944	129,692	104,715	80,012	55,584
7	Residential Medium site - low density	25	£462,963	515,677	451,176	387,360	324,231	261,788	200,031	138,959
8	Residential Medium site - medium density	25	£396,825	515,677	451,176	387,360	324,231	261,788	200,031	138,959
9	Residential Medium site - higher density	25	£375,375	515,677	451,176	387,360	324,231	261,788	200,031	138,959
10	Residential Medium site - low density	50	£925,926	1,097,848	966,348	836,246	707,541	580,232	454,322	329,808
11	Residential Medium site - medium density	50	£793,651	1,097,848	966,348	836,246	707,541	580,232	454,322	329,808
12	Residential Medium site - higher density	50	£750,751	1,097,848	1,091,697	1,085,513	1,079,294	1,073,041	1,066,751	1,060,429
13	Residential Large site - low density	100	£1,851,852	1,961,229	1,714,426	1,470,249	1,228,697	989,771	751,548	515,882
14	Residential Large site - medium density	100	£1,587,302	1,961,229	1,714,426	1,470,249	1,228,697	989,771	751,548	515,882
15	Residential Large site - high density	100	£1,501,502	1,961,229	1,714,426	1,470,249	1,228,697	989,771	751,548	515,882
16	Residential Large site - low density	200	£3,703,704	3,439,011	2,984,337	2,534,505	2,089,517	1,646,314	1,207,344	773,258
17	Residential Large site - medium density	200	£3,174,603	3,439,011	2,984,337	2,534,505	2,089,517	1,646,314	1,207,344	773,258
18	Strategic scale site - low density	500	£11,111,111	-4,096,788	-5,341,423	-6,578,033	-7,819,234	-9,046,977	-10,261,263	-11,462,090
19	Strategic scale site - medium density	500	£9,523,810	-4,096,788	-5,341,423	-6,578,033	-7,819,234	-9,046,977	-10,261,263	-11,462,090
20	Strategic scale site - low density	750	£16,666,667	-5,051,871	-6,774,537	-8,504,603	-10,235,451	-11,978,269	-13,744,297	-15,498,891
21	Strategic scale site - medium density	750	£14,285,714	-5,051,871	-6,774,537	-8,504,603	-10,235,451	-11,978,269	-13,744,297	-15,498,891
22	Strategic scale site - medium density	1,500	£28,571,429	-6,864,914	-9,647,935	-12,441,905	-15,264,836	-18,146,786	-21,151,802	-24,369,787
23	Strategic scale site - medium density	3,300	£72,527,473	-9,913,067	-14,446,849	-19,010,746	-23,652,214	-28,450,190	-33,581,282	-39,508,789
24	Housing for Elderly (C3) - high density	40	£249,999	-1,608,746	-1,651,679	-1,694,613	-1,737,545	-1,780,479	-1,823,411	-1,866,345
25	Housing for Elderly (C3) - high density	60	£375,000	-2,445,778	-2,508,134	-2,570,491	-2,632,848	-2,695,204	-2,757,562	-2,819,918
26	Housing for Elderly (C2) extra care	70	£437,500	-3,323,842	-3,389,423	-3,455,004	-3,520,585	-3,586,166	-3,651,747	-3,717,329
27	Retail (comparison)	-	£166,621	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£62,481	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£416,608	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£187,566	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£500,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£500,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£166,674	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£111,114	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£104,179	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£500,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£500,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£500,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£56,820	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£56,847	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£57,314	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£341,175	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£199,963	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£249,960	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£299,952	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£68,519	103,135	90,235	77,472	64,846	52,358	40,006	27,792
2	Residential Small site - medium density	5	£58,730	103,135	90,235	77,472	64,846	52,358	40,006	27,792
3	Residential Small site - higher density (flats)	5	£22,840	-144,208	-153,704	-163,087	-172,355	-181,508	-190,546	-199,471
4	Residential Small site - low density	10	£137,037	206,271	180,470	154,944	129,692	104,715	80,012	55,584
5	Residential Small site - medium density	10	£117,460	206,271	180,470	154,944	129,692	104,715	80,012	55,584
6	Residential Small site - higher density	10	£111,111	206,271	180,470	154,944	129,692	104,715	80,012	55,584
7	Residential Medium site - low density	25	£342,593	515,677	451,176	387,360	324,231	261,788	200,031	138,959
8	Residential Medium site - medium density	25	£293,651	515,677	451,176	387,360	324,231	261,788	200,031	138,959
9	Residential Medium site - higher density	25	£277,778	515,677	451,176	387,360	324,231	261,788	200,031	138,959
10	Residential Medium site - low density	50	£685,185	1,097,848	966,348	836,246	707,541	580,232	454,322	329,808
11	Residential Medium site - medium density	50	£587,302	1,097,848	966,348	836,246	707,541	580,232	454,322	329,808
12	Residential Medium site - higher density	50	£555,556	1,097,848	1,091,697	1,085,513	1,079,294	1,073,041	1,066,751	1,060,429
13	Residential Large site - low density	100	£1,370,370	1,961,229	1,714,426	1,470,249	1,228,697	989,771	751,548	515,882
14	Residential Large site - medium density	100	£1,174,603	1,961,229	1,714,426	1,470,249	1,228,697	989,771	751,548	515,882
15	Residential Large site - high density	100	£1,111,111	1,961,229	1,714,426	1,470,249	1,228,697	989,771	751,548	515,882
16	Residential Large site - low density	200	£2,740,741	3,439,011	2,984,337	2,534,505	2,089,517	1,646,314	1,207,344	773,258
17	Residential Large site - medium density	200	£2,349,206	3,439,011	2,984,337	2,534,505	2,089,517	1,646,314	1,207,344	773,258
18	Strategic scale site - low density	500	£8,222,222	-4,096,788	-5,341,423	-6,578,033	-7,819,234	-9,046,977	-10,261,263	-11,462,090
19	Strategic scale site - medium density	500	£7,047,619	-4,096,788	-5,341,423	-6,578,033	-7,819,234	-9,046,977	-10,261,263	-11,462,090
20	Strategic scale site - low density	750	£12,333,333	-5,051,871	-6,774,537	-8,504,603	-10,235,451	-11,978,269	-13,744,297	-15,498,891
21	Strategic scale site - medium density	750	£10,571,429	-5,051,871	-6,774,537	-8,504,603	-10,235,451	-11,978,269	-13,744,297	-15,498,891
22	Strategic scale site - medium density	1,500	£21,142,857	-6,864,914	-9,647,935	-12,441,905	-15,264,836	-18,146,786	-21,151,802	-24,369,787
23	Strategic scale site - medium density	3,300	£53,670,330	-9,913,067	-14,446,849	-19,010,746	-23,652,214	-28,450,190	-33,581,282	-39,508,789
24	Housing for Elderly (C3) - high density	40	£185,000	-1,608,746	-1,651,679	-1,694,613	-1,737,545	-1,780,479	-1,823,411	-1,866,345
25	Housing for Elderly (C3) - high density	60	£277,500	-2,445,778	-2,508,134	-2,570,491	-2,632,848	-2,695,204	-2,757,562	-2,819,918
26	Housing for Elderly (C2) extra care	70	£323,750	-3,323,842	-3,389,423	-3,455,004	-3,520,585	-3,586,166	-3,651,747	-3,717,329
27	Retail (comparison)	-	£123,299	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£46,236	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£308,290	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£138,799	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£370,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£370,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£123,339	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£82,224	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£77,093	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£370,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£370,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£370,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£42,047	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£42,067	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£42,413	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£252,469	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£147,972	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£184,970	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£221,965	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) **£247,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£45,741	103,135	90,235	77,472	64,846	52,358	40,006	27,792
2	Residential Small site - medium density	5	£39,206	103,135	90,235	77,472	64,846	52,358	40,006	27,792
3	Residential Small site - higher density (flats)	5	£15,247	-144,208	-153,704	-163,087	-172,355	-181,508	-190,546	-199,471
4	Residential Small site - low density	10	£91,481	206,271	180,470	154,944	129,692	104,715	80,012	55,584
5	Residential Small site - medium density	10	£78,413	206,271	180,470	154,944	129,692	104,715	80,012	55,584
6	Residential Small site - higher density	10	£74,174	206,271	180,470	154,944	129,692	104,715	80,012	55,584
7	Residential Medium site - low density	25	£228,704	515,677	451,176	387,360	324,231	261,788	200,031	138,959
8	Residential Medium site - medium density	25	£196,032	515,677	451,176	387,360	324,231	261,788	200,031	138,959
9	Residential Medium site - higher density	25	£185,435	515,677	451,176	387,360	324,231	261,788	200,031	138,959
10	Residential Medium site - low density	50	£457,407	1,097,848	966,348	836,246	707,541	580,232	454,322	329,808
11	Residential Medium site - medium density	50	£392,063	1,097,848	966,348	836,246	707,541	580,232	454,322	329,808
12	Residential Medium site - higher density	50	£370,871	1,097,848	1,091,697	1,085,513	1,079,294	1,073,041	1,066,751	1,060,429
13	Residential Large site - low density	100	£914,815	1,961,229	1,714,426	1,470,249	1,228,697	989,771	751,548	515,882
14	Residential Large site - medium density	100	£784,127	1,961,229	1,714,426	1,470,249	1,228,697	989,771	751,548	515,882
15	Residential Large site - high density	100	£741,742	1,961,229	1,714,426	1,470,249	1,228,697	989,771	751,548	515,882
16	Residential Large site - low density	200	£1,829,630	3,439,011	2,984,337	2,534,505	2,089,517	1,646,314	1,207,344	773,258
17	Residential Large site - medium density	200	£1,568,254	3,439,011	2,984,337	2,534,505	2,089,517	1,646,314	1,207,344	773,258
18	Strategic scale site - low density	500	£5,488,889	-4,096,788	-5,341,423	-6,578,033	-7,819,234	-9,046,977	-10,261,263	-11,462,090
19	Strategic scale site - medium density	500	£4,704,762	-4,096,788	-5,341,423	-6,578,033	-7,819,234	-9,046,977	-10,261,263	-11,462,090
20	Strategic scale site - low density	750	£8,233,333	-5,051,871	-6,774,537	-8,504,603	-10,235,451	-11,978,269	-13,744,297	-15,498,891
21	Strategic scale site - medium density	750	£7,057,143	-5,051,871	-6,774,537	-8,504,603	-10,235,451	-11,978,269	-13,744,297	-15,498,891
22	Strategic scale site - medium density	1,500	£14,114,286	-6,864,914	-9,647,935	-12,441,905	-15,264,836	-18,146,786	-21,151,802	-24,369,787
23	Strategic scale site - medium density	3,300	£35,828,571	-9,913,067	-14,446,849	-19,010,746	-23,652,214	-28,450,190	-33,581,282	-39,508,789
24	Housing for Elderly (C3) - high density	40	£123,500	-1,608,746	-1,651,679	-1,694,613	-1,737,545	-1,780,479	-1,823,411	-1,866,345
25	Housing for Elderly (C3) - high density	60	£185,250	-2,445,778	-2,508,134	-2,570,491	-2,632,848	-2,695,204	-2,757,562	-2,819,918
26	Housing for Elderly (C2) extra care	70	£216,125	-3,323,842	-3,389,423	-3,455,004	-3,520,585	-3,586,166	-3,651,747	-3,717,329
27	Retail (comparison)	-	£82,311	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£30,865	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£205,804	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£92,658	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£247,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£247,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£82,337	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£54,890	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£51,464	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£247,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£247,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£247,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£28,069	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£28,082	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£28,313	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£168,540	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£98,781	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£123,480	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£148,176	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

NORTH EAST LINCOLNSHIRE LOCAL PLAN Sales value £2,832 psm AH tenure Rented 80% SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) **£1,027,075** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£190,199	147,471	132,522	117,730	103,096	88,620	74,302	60,142
2	Residential Small site - medium density	5	£163,028	147,471	132,522	117,730	103,096	88,620	74,302	60,142
3	Residential Small site - higher density (flats)	5	£63,400	-105,907	-117,173	-128,308	-139,310	-150,180	-160,918	-171,524
4	Residential Small site - low density	10	£380,398	294,943	265,044	235,460	206,193	177,240	148,604	120,283
5	Residential Small site - medium density	10	£326,055	294,943	265,044	235,460	206,193	177,240	148,604	120,283
6	Residential Small site - higher density	10	£308,431	294,943	265,044	235,460	206,193	177,240	148,604	120,283
7	Residential Medium site - low density	25	£950,995	737,355	662,609	588,651	515,482	443,102	371,510	300,708
8	Residential Medium site - medium density	25	£815,139	737,355	662,609	588,651	515,482	443,102	371,510	300,708
9	Residential Medium site - higher density	25	£771,077	737,355	662,609	588,651	515,482	443,102	371,510	300,708
10	Residential Medium site - low density	50	£1,901,990	1,537,925	1,386,048	1,235,772	1,087,099	940,025	794,554	650,683
11	Residential Medium site - medium density	50	£1,630,277	1,537,925	1,386,048	1,235,772	1,087,099	940,025	794,554	650,683
12	Residential Medium site - higher density	50	£1,542,154	1,537,925	1,529,276	1,520,592	1,511,875	1,503,122	1,494,334	1,485,513
13	Residential Large site - low density	100	£3,803,980	2,815,635	2,529,364	2,246,114	1,965,886	1,688,679	1,414,493	1,143,327
14	Residential Large site - medium density	100	£3,260,555	2,815,635	2,529,364	2,246,114	1,965,886	1,688,679	1,414,493	1,143,327
15	Residential Large site - high density	100	£3,084,308	2,815,635	2,529,364	2,246,114	1,965,886	1,688,679	1,414,493	1,143,327
16	Residential Large site - low density	200	£7,607,961	5,069,670	4,539,853	4,015,633	3,497,007	2,983,977	2,476,541	1,974,701
17	Residential Large site - medium density	200	£6,521,109	5,069,670	4,539,853	4,015,633	3,497,007	2,983,977	2,476,541	1,974,701
18	Strategic scale site - low density	500	£22,823,883	37,066	-1,379,344	-2,783,740	-4,191,313	-5,583,736	-6,977,562	-8,365,194
19	Strategic scale site - medium density	500	£19,563,328	37,066	-1,379,344	-2,783,740	-4,191,313	-5,583,736	-6,977,562	-8,365,194
20	Strategic scale site - low density	750	£34,235,824	583,280	-1,362,649	-3,303,881	-5,241,616	-7,173,642	-9,112,029	-11,068,841
21	Strategic scale site - medium density	750	£29,344,992	583,280	-1,362,649	-3,303,881	-5,241,616	-7,173,642	-9,112,029	-11,068,841
22	Strategic scale site - medium density	1,500	£58,689,984	1,986,736	-1,093,226	-4,196,037	-7,298,468	-10,409,782	-13,551,680	-16,765,442
23	Strategic scale site - medium density	3,300	£148,982,267	4,290,775	-688,037	-5,723,548	-10,757,045	-15,822,189	-20,964,017	-26,282,489
24	Housing for Elderly (C3) - high density	40	£513,536	-1,421,972	-1,472,445	-1,522,919	-1,573,392	-1,623,866	-1,674,339	-1,724,812
25	Housing for Elderly (C3) - high density	60	£770,306	-2,167,688	-2,241,251	-2,314,816	-2,388,380	-2,461,943	-2,535,508	-2,609,072
26	Housing for Elderly (C2) extra care	70	£898,690	-3,023,267	-3,100,941	-3,178,615	-3,256,288	-3,333,962	-3,411,635	-3,489,309
27	Retail (comparison)	-	£342,264	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£128,345	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£855,775	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£385,290	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£1,027,075	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£1,027,075	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£342,374	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£228,245	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£213,999	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£1,027,075	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£1,027,075	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£1,027,075	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£116,717	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£116,772	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£117,732	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£700,824	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£410,753	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£513,455	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£616,147	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) **£500,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£92,593	147,471	132,522	117,730	103,096	88,620	74,302	60,142
2	Residential Small site - medium density	5	£79,365	147,471	132,522	117,730	103,096	88,620	74,302	60,142
3	Residential Small site - higher density (flats)	5	£30,864	-105,907	-117,173	-128,308	-139,310	-150,180	-160,918	-171,524
4	Residential Small site - low density	10	£185,185	294,943	265,044	235,460	206,193	177,240	148,604	120,283
5	Residential Small site - medium density	10	£158,730	294,943	265,044	235,460	206,193	177,240	148,604	120,283
6	Residential Small site - higher density	10	£150,150	294,943	265,044	235,460	206,193	177,240	148,604	120,283
7	Residential Medium site - low density	25	£462,963	737,355	662,609	588,651	515,482	443,102	371,510	300,708
8	Residential Medium site - medium density	25	£396,825	737,355	662,609	588,651	515,482	443,102	371,510	300,708
9	Residential Medium site - higher density	25	£375,375	737,355	662,609	588,651	515,482	443,102	371,510	300,708
10	Residential Medium site - low density	50	£925,926	1,537,925	1,386,048	1,235,772	1,087,099	940,025	794,554	650,683
11	Residential Medium site - medium density	50	£793,651	1,537,925	1,386,048	1,235,772	1,087,099	940,025	794,554	650,683
12	Residential Medium site - higher density	50	£750,751	1,537,925	1,529,276	1,520,592	1,511,875	1,503,122	1,494,334	1,485,513
13	Residential Large site - low density	100	£1,851,852	2,815,635	2,529,364	2,246,114	1,965,886	1,688,679	1,414,493	1,143,327
14	Residential Large site - medium density	100	£1,587,302	2,815,635	2,529,364	2,246,114	1,965,886	1,688,679	1,414,493	1,143,327
15	Residential Large site - high density	100	£1,501,502	2,815,635	2,529,364	2,246,114	1,965,886	1,688,679	1,414,493	1,143,327
16	Residential Large site - low density	200	£3,703,704	5,069,670	4,539,853	4,015,633	3,497,007	2,983,977	2,476,541	1,974,701
17	Residential Large site - medium density	200	£3,174,603	5,069,670	4,539,853	4,015,633	3,497,007	2,983,977	2,476,541	1,974,701
18	Strategic scale site - low density	500	£11,111,111	37,066	-1,379,344	-2,783,740	-4,191,313	-5,583,736	-6,977,562	-8,365,194
19	Strategic scale site - medium density	500	£9,523,810	37,066	-1,379,344	-2,783,740	-4,191,313	-5,583,736	-6,977,562	-8,365,194
20	Strategic scale site - low density	750	£16,666,667	583,280	-1,362,649	-3,303,881	-5,241,616	-7,173,642	-9,112,029	-11,068,841
21	Strategic scale site - medium density	750	£14,285,714	583,280	-1,362,649	-3,303,881	-5,241,616	-7,173,642	-9,112,029	-11,068,841
22	Strategic scale site - medium density	1,500	£28,571,429	1,986,736	-1,093,226	-4,196,037	-7,298,468	-10,409,782	-13,551,680	-16,765,442
23	Strategic scale site - medium density	3,300	£72,527,473	4,290,775	-688,037	-5,723,548	-10,757,045	-15,822,189	-20,964,017	-26,282,489
24	Housing for Elderly (C3) - high density	40	£249,999	-1,421,972	-1,472,445	-1,522,919	-1,573,392	-1,623,866	-1,674,339	-1,724,812
25	Housing for Elderly (C3) - high density	60	£375,000	-2,167,688	-2,241,251	-2,314,816	-2,388,380	-2,461,943	-2,535,508	-2,609,072
26	Housing for Elderly (C2) extra care	70	£437,500	-3,023,267	-3,100,941	-3,178,615	-3,256,288	-3,333,962	-3,411,635	-3,489,309
27	Retail (comparison)	-	£166,621	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£62,481	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£416,608	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£187,566	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£500,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£500,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£166,674	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£111,114	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£104,179	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£500,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£500,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£500,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£56,820	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£56,847	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£57,314	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£341,175	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£199,963	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£249,960	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£299,952	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£68,519	147,471	132,522	117,730	103,096	88,620	74,302	60,142
2	Residential Small site - medium density	5	£58,730	147,471	132,522	117,730	103,096	88,620	74,302	60,142
3	Residential Small site - higher density (flats)	5	£22,840	-105,907	-117,173	-128,308	-139,310	-150,180	-160,918	-171,524
4	Residential Small site - low density	10	£137,037	294,943	265,044	235,460	206,193	177,240	148,604	120,283
5	Residential Small site - medium density	10	£117,460	294,943	265,044	235,460	206,193	177,240	148,604	120,283
6	Residential Small site - higher density	10	£111,111	294,943	265,044	235,460	206,193	177,240	148,604	120,283
7	Residential Medium site - low density	25	£342,593	737,355	662,609	588,651	515,482	443,102	371,510	300,708
8	Residential Medium site - medium density	25	£293,651	737,355	662,609	588,651	515,482	443,102	371,510	300,708
9	Residential Medium site - higher density	25	£277,778	737,355	662,609	588,651	515,482	443,102	371,510	300,708
10	Residential Medium site - low density	50	£685,185	1,537,925	1,386,048	1,235,772	1,087,099	940,025	794,554	650,683
11	Residential Medium site - medium density	50	£587,302	1,537,925	1,386,048	1,235,772	1,087,099	940,025	794,554	650,683
12	Residential Medium site - higher density	50	£555,556	1,537,925	1,529,276	1,520,592	1,511,875	1,503,122	1,494,334	1,485,513
13	Residential Large site - low density	100	£1,370,370	2,815,635	2,529,364	2,246,114	1,965,886	1,688,679	1,414,493	1,143,327
14	Residential Large site - medium density	100	£1,174,603	2,815,635	2,529,364	2,246,114	1,965,886	1,688,679	1,414,493	1,143,327
15	Residential Large site - high density	100	£1,111,111	2,815,635	2,529,364	2,246,114	1,965,886	1,688,679	1,414,493	1,143,327
16	Residential Large site - low density	200	£2,740,741	5,069,670	4,539,853	4,015,633	3,497,007	2,983,977	2,476,541	1,974,701
17	Residential Large site - medium density	200	£2,349,206	5,069,670	4,539,853	4,015,633	3,497,007	2,983,977	2,476,541	1,974,701
18	Strategic scale site - low density	500	£8,222,222	37,066	-1,379,344	-2,783,740	-4,191,313	-5,583,736	-6,977,562	-8,365,194
19	Strategic scale site - medium density	500	£7,047,619	37,066	-1,379,344	-2,783,740	-4,191,313	-5,583,736	-6,977,562	-8,365,194
20	Strategic scale site - low density	750	£12,333,333	583,280	-1,362,649	-3,303,881	-5,241,616	-7,173,642	-9,112,029	-11,068,841
21	Strategic scale site - medium density	750	£10,571,429	583,280	-1,362,649	-3,303,881	-5,241,616	-7,173,642	-9,112,029	-11,068,841
22	Strategic scale site - medium density	1,500	£21,142,857	1,986,736	-1,093,226	-4,196,037	-7,298,468	-10,409,782	-13,551,680	-16,765,442
23	Strategic scale site - medium density	3,300	£53,670,330	4,290,775	-688,037	-5,723,548	-10,757,045	-15,822,189	-20,964,017	-26,282,489
24	Housing for Elderly (C3) - high density	40	£185,000	-1,421,972	-1,472,445	-1,522,919	-1,573,392	-1,623,866	-1,674,339	-1,724,812
25	Housing for Elderly (C3) - high density	60	£277,500	-2,167,688	-2,241,251	-2,314,816	-2,388,380	-2,461,943	-2,535,508	-2,609,072
26	Housing for Elderly (C2) extra care	70	£323,750	-3,023,267	-3,100,941	-3,178,615	-3,256,288	-3,333,962	-3,411,635	-3,489,309
27	Retail (comparison)	-	£123,299	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£46,236	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£308,290	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£138,799	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£370,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£370,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£123,339	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£82,224	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£77,093	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£370,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£370,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£370,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£42,047	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£42,067	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£42,413	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£252,469	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£147,972	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£184,970	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£221,965	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) **£247,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£45,741	147,471	132,522	117,730	103,096	88,620	74,302	60,142
2	Residential Small site - medium density	5	£39,206	147,471	132,522	117,730	103,096	88,620	74,302	60,142
3	Residential Small site - higher density (flats)	5	£15,247	-105,907	-117,173	-128,308	-139,310	-150,180	-160,918	-171,524
4	Residential Small site - low density	10	£91,481	294,943	265,044	235,460	206,193	177,240	148,604	120,283
5	Residential Small site - medium density	10	£78,413	294,943	265,044	235,460	206,193	177,240	148,604	120,283
6	Residential Small site - higher density	10	£74,174	294,943	265,044	235,460	206,193	177,240	148,604	120,283
7	Residential Medium site - low density	25	£228,704	737,355	662,609	588,651	515,482	443,102	371,510	300,708
8	Residential Medium site - medium density	25	£196,032	737,355	662,609	588,651	515,482	443,102	371,510	300,708
9	Residential Medium site - higher density	25	£185,435	737,355	662,609	588,651	515,482	443,102	371,510	300,708
10	Residential Medium site - low density	50	£457,407	1,537,925	1,386,048	1,235,772	1,087,099	940,025	794,554	650,683
11	Residential Medium site - medium density	50	£392,063	1,537,925	1,386,048	1,235,772	1,087,099	940,025	794,554	650,683
12	Residential Medium site - higher density	50	£370,871	1,537,925	1,529,276	1,520,592	1,511,875	1,503,122	1,494,334	1,485,513
13	Residential Large site - low density	100	£914,815	2,815,635	2,529,364	2,246,114	1,965,886	1,688,679	1,414,493	1,143,327
14	Residential Large site - medium density	100	£784,127	2,815,635	2,529,364	2,246,114	1,965,886	1,688,679	1,414,493	1,143,327
15	Residential Large site - high density	100	£741,742	2,815,635	2,529,364	2,246,114	1,965,886	1,688,679	1,414,493	1,143,327
16	Residential Large site - low density	200	£1,829,630	5,069,670	4,539,853	4,015,633	3,497,007	2,983,977	2,476,541	1,974,701
17	Residential Large site - medium density	200	£1,568,254	5,069,670	4,539,853	4,015,633	3,497,007	2,983,977	2,476,541	1,974,701
18	Strategic scale site - low density	500	£5,488,889	37,066	-1,379,344	-2,783,740	-4,191,313	-5,583,736	-6,977,562	-8,365,194
19	Strategic scale site - medium density	500	£4,704,762	37,066	-1,379,344	-2,783,740	-4,191,313	-5,583,736	-6,977,562	-8,365,194
20	Strategic scale site - low density	750	£8,233,333	583,280	-1,362,649	-3,303,881	-5,241,616	-7,173,642	-9,112,029	-11,068,841
21	Strategic scale site - medium density	750	£7,057,143	583,280	-1,362,649	-3,303,881	-5,241,616	-7,173,642	-9,112,029	-11,068,841
22	Strategic scale site - medium density	1,500	£14,114,286	1,986,736	-1,093,226	-4,196,037	-7,298,468	-10,409,782	-13,551,680	-16,765,442
23	Strategic scale site - medium density	3,300	£35,828,571	4,290,775	-688,037	-5,723,548	-10,757,045	-15,822,189	-20,964,017	-26,282,489
24	Housing for Elderly (C3) - high density	40	£123,500	-1,421,972	-1,472,445	-1,522,919	-1,573,392	-1,623,866	-1,674,339	-1,724,812
25	Housing for Elderly (C3) - high density	60	£185,250	-2,167,688	-2,241,251	-2,314,816	-2,388,380	-2,461,943	-2,535,508	-2,609,072
26	Housing for Elderly (C2) extra care	70	£216,125	-3,023,267	-3,100,941	-3,178,615	-3,256,288	-3,333,962	-3,411,635	-3,489,309
27	Retail (comparison)	-	£82,311	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£30,865	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£205,804	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£92,658	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£247,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£247,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£82,337	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£54,890	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£51,464	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£247,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£247,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£247,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£28,069	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£28,082	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£28,313	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£168,540	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£98,781	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£123,480	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£148,176	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

NORTH EAST LINCOLNSHIRE LOCAL PLAN Sales value £2,966 psm AH tenure Rented 80% SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) **£1,027,075** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£190,199	191,806	174,809	157,989	141,347	124,883	108,598	92,491
2	Residential Small site - medium density	5	£163,028	191,806	174,809	157,989	141,347	124,883	108,598	92,491
3	Residential Small site - higher density (flats)	5	£63,400	-67,604	-80,641	-93,528	-106,266	-118,852	-131,290	-143,577
4	Residential Small site - low density	10	£380,398	383,614	349,617	315,977	282,693	249,767	217,196	184,982
5	Residential Small site - medium density	10	£326,055	383,614	349,617	315,977	282,693	249,767	217,196	184,982
6	Residential Small site - higher density	10	£308,431	383,614	349,617	315,977	282,693	249,767	217,196	184,982
7	Residential Medium site - low density	25	£950,995	959,034	874,043	789,943	706,734	624,416	542,990	462,456
8	Residential Medium site - medium density	25	£815,139	959,034	874,043	789,943	706,734	624,416	542,990	462,456
9	Residential Medium site - higher density	25	£771,077	959,034	874,043	789,943	706,734	624,416	542,990	462,456
10	Residential Medium site - low density	50	£1,901,990	1,978,003	1,805,748	1,635,299	1,466,656	1,299,818	1,134,785	971,559
11	Residential Medium site - medium density	50	£1,630,277	1,978,003	1,805,748	1,635,299	1,466,656	1,299,818	1,134,785	971,559
12	Residential Medium site - higher density	50	£1,542,154	1,978,003	1,966,855	1,955,672	1,944,456	1,933,204	1,921,917	1,910,596
13	Residential Large site - low density	100	£3,803,980	3,670,041	3,344,302	3,021,981	2,703,076	2,387,586	2,075,515	1,766,859
14	Residential Large site - medium density	100	£3,260,555	3,670,041	3,344,302	3,021,981	2,703,076	2,387,586	2,075,515	1,766,859
15	Residential Large site - high density	100	£3,084,308	3,670,041	3,344,302	3,021,981	2,703,076	2,387,586	2,075,515	1,766,859
16	Residential Large site - low density	200	£7,607,961	6,700,329	6,095,370	5,496,760	4,904,497	4,318,582	3,739,014	3,165,795
17	Residential Large site - medium density	200	£6,521,109	6,700,329	6,095,370	5,496,760	4,904,497	4,318,582	3,739,014	3,165,795
18	Strategic scale site - low density	500	£22,823,883	4,062,228	2,497,881	934,346	-624,002	-2,180,792	-3,734,184	-5,279,862
19	Strategic scale site - medium density	500	£19,563,328	4,062,228	2,497,881	934,346	-624,002	-2,180,792	-3,734,184	-5,279,862
20	Strategic scale site - low density	750	£34,235,824	6,043,751	3,895,292	1,754,202	-370,181	-2,519,826	-4,656,788	-6,793,942
21	Strategic scale site - medium density	750	£29,344,992	6,043,751	3,895,292	1,754,202	-370,181	-2,519,826	-4,656,788	-6,793,942
22	Strategic scale site - medium density	1,500	£58,689,984	10,551,354	7,137,443	3,738,579	362,233	-3,050,399	-6,465,818	-9,897,003
23	Strategic scale site - medium density	3,300	£148,982,267	18,024,561	12,494,816	7,001,647	1,535,613	-3,976,724	-9,515,566	-15,090,300
24	Housing for Elderly (C3) - high density	40	£513,536	-1,235,198	-1,293,212	-1,351,226	-1,409,239	-1,467,253	-1,525,266	-1,583,281
25	Housing for Elderly (C3) - high density	60	£770,306	-1,889,596	-1,974,368	-2,059,139	-2,143,911	-2,228,683	-2,313,454	-2,398,226
26	Housing for Elderly (C2) extra care	70	£898,690	-2,722,693	-2,812,458	-2,902,225	-2,991,991	-3,081,757	-3,171,523	-3,261,289
27	Retail (comparison)	-	£342,264	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£128,345	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£855,775	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£385,290	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£1,027,075	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£1,027,075	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£342,374	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£228,245	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£213,999	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£1,027,075	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£1,027,075	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£1,027,075	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£116,717	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£116,772	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£117,732	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£700,824	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£410,753	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£513,455	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£616,147	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) **£500,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£92,593	191,806	174,809	157,989	141,347	124,883	108,598	92,491
2	Residential Small site - medium density	5	£79,365	191,806	174,809	157,989	141,347	124,883	108,598	92,491
3	Residential Small site - higher density (flats)	5	£30,864	-67,604	-80,641	-93,528	-106,266	-118,852	-131,290	-143,577
4	Residential Small site - low density	10	£185,185	383,614	349,617	315,977	282,693	249,767	217,196	184,982
5	Residential Small site - medium density	10	£158,730	383,614	349,617	315,977	282,693	249,767	217,196	184,982
6	Residential Small site - higher density	10	£150,150	383,614	349,617	315,977	282,693	249,767	217,196	184,982
7	Residential Medium site - low density	25	£462,963	959,034	874,043	789,943	706,734	624,416	542,990	462,456
8	Residential Medium site - medium density	25	£396,825	959,034	874,043	789,943	706,734	624,416	542,990	462,456
9	Residential Medium site - higher density	25	£375,375	959,034	874,043	789,943	706,734	624,416	542,990	462,456
10	Residential Medium site - low density	50	£925,926	1,978,003	1,805,748	1,635,299	1,466,656	1,299,818	1,134,785	971,559
11	Residential Medium site - medium density	50	£793,651	1,978,003	1,805,748	1,635,299	1,466,656	1,299,818	1,134,785	971,559
12	Residential Medium site - higher density	50	£750,751	1,978,003	1,966,855	1,955,672	1,944,456	1,933,204	1,921,917	1,910,596
13	Residential Large site - low density	100	£1,851,852	3,670,041	3,344,302	3,021,981	2,703,076	2,387,586	2,075,515	1,766,859
14	Residential Large site - medium density	100	£1,587,302	3,670,041	3,344,302	3,021,981	2,703,076	2,387,586	2,075,515	1,766,859
15	Residential Large site - high density	100	£1,501,502	3,670,041	3,344,302	3,021,981	2,703,076	2,387,586	2,075,515	1,766,859
16	Residential Large site - low density	200	£3,703,704	6,700,329	6,095,370	5,496,760	4,904,497	4,318,582	3,739,014	3,165,795
17	Residential Large site - medium density	200	£3,174,603	6,700,329	6,095,370	5,496,760	4,904,497	4,318,582	3,739,014	3,165,795
18	Strategic scale site - low density	500	£11,111,111	4,062,228	2,497,881	934,346	-624,002	-2,180,792	-3,734,184	-5,279,862
19	Strategic scale site - medium density	500	£9,523,810	4,062,228	2,497,881	934,346	-624,002	-2,180,792	-3,734,184	-5,279,862
20	Strategic scale site - low density	750	£16,666,667	6,043,751	3,895,292	1,754,202	-370,181	-2,519,826	-4,656,788	-6,793,942
21	Strategic scale site - medium density	750	£14,285,714	6,043,751	3,895,292	1,754,202	-370,181	-2,519,826	-4,656,788	-6,793,942
22	Strategic scale site - medium density	1,500	£28,571,429	10,551,354	7,137,443	3,738,579	362,233	-3,050,399	-6,465,818	-9,897,003
23	Strategic scale site - medium density	3,300	£72,527,473	18,024,561	12,494,816	7,001,647	1,535,613	-3,976,724	-9,515,566	-15,090,300
24	Housing for Elderly (C3) - high density	40	£249,999	-1,235,198	-1,293,212	-1,351,226	-1,409,239	-1,467,253	-1,525,266	-1,583,281
25	Housing for Elderly (C3) - high density	60	£375,000	-1,889,596	-1,974,368	-2,059,139	-2,143,911	-2,228,683	-2,313,454	-2,398,226
26	Housing for Elderly (C2) extra care	70	£437,500	-2,722,693	-2,812,458	-2,902,225	-2,991,991	-3,081,757	-3,171,523	-3,261,289
27	Retail (comparison)	-	£166,621	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£62,481	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£416,608	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£187,566	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£500,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£500,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£166,674	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£111,114	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£104,179	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£500,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£500,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£500,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£56,820	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£56,847	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£57,314	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£341,175	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£199,963	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£249,960	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£299,952	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£68,519	191,806	174,809	157,989	141,347	124,883	108,598	92,491
2	Residential Small site - medium density	5	£58,730	191,806	174,809	157,989	141,347	124,883	108,598	92,491
3	Residential Small site - higher density (flats)	5	£22,840	-67,604	-80,641	-93,528	-106,266	-118,852	-131,290	-143,577
4	Residential Small site - low density	10	£137,037	383,614	349,617	315,977	282,693	249,767	217,196	184,982
5	Residential Small site - medium density	10	£117,460	383,614	349,617	315,977	282,693	249,767	217,196	184,982
6	Residential Small site - higher density	10	£111,111	383,614	349,617	315,977	282,693	249,767	217,196	184,982
7	Residential Medium site - low density	25	£342,593	959,034	874,043	789,943	706,734	624,416	542,990	462,456
8	Residential Medium site - medium density	25	£293,651	959,034	874,043	789,943	706,734	624,416	542,990	462,456
9	Residential Medium site - higher density	25	£277,778	959,034	874,043	789,943	706,734	624,416	542,990	462,456
10	Residential Medium site - low density	50	£685,185	1,978,003	1,805,748	1,635,299	1,466,656	1,299,818	1,134,785	971,559
11	Residential Medium site - medium density	50	£587,302	1,978,003	1,805,748	1,635,299	1,466,656	1,299,818	1,134,785	971,559
12	Residential Medium site - higher density	50	£555,556	1,978,003	1,966,855	1,955,672	1,944,456	1,933,204	1,921,917	1,910,596
13	Residential Large site - low density	100	£1,370,370	3,670,041	3,344,302	3,021,981	2,703,076	2,387,586	2,075,515	1,766,859
14	Residential Large site - medium density	100	£1,174,603	3,670,041	3,344,302	3,021,981	2,703,076	2,387,586	2,075,515	1,766,859
15	Residential Large site - high density	100	£1,111,111	3,670,041	3,344,302	3,021,981	2,703,076	2,387,586	2,075,515	1,766,859
16	Residential Large site - low density	200	£2,740,741	6,700,329	6,095,370	5,496,760	4,904,497	4,318,582	3,739,014	3,165,795
17	Residential Large site - medium density	200	£2,349,206	6,700,329	6,095,370	5,496,760	4,904,497	4,318,582	3,739,014	3,165,795
18	Strategic scale site - low density	500	£8,222,222	4,062,228	2,497,881	934,346	-624,002	-2,180,792	-3,734,184	-5,279,862
19	Strategic scale site - medium density	500	£7,047,619	4,062,228	2,497,881	934,346	-624,002	-2,180,792	-3,734,184	-5,279,862
20	Strategic scale site - low density	750	£12,333,333	6,043,751	3,895,292	1,754,202	-370,181	-2,519,826	-4,656,788	-6,793,942
21	Strategic scale site - medium density	750	£10,571,429	6,043,751	3,895,292	1,754,202	-370,181	-2,519,826	-4,656,788	-6,793,942
22	Strategic scale site - medium density	1,500	£21,142,857	10,551,354	7,137,443	3,738,579	362,233	-3,050,399	-6,465,818	-9,897,003
23	Strategic scale site - medium density	3,300	£53,670,330	18,024,561	12,494,816	7,001,647	1,535,613	-3,976,724	-9,515,566	-15,090,300
24	Housing for Elderly (C3) - high density	40	£185,000	-1,235,198	-1,293,212	-1,351,226	-1,409,239	-1,467,253	-1,525,266	-1,583,281
25	Housing for Elderly (C3) - high density	60	£277,500	-1,889,596	-1,974,368	-2,059,139	-2,143,911	-2,228,683	-2,313,454	-2,398,226
26	Housing for Elderly (C2) extra care	70	£323,750	-2,722,693	-2,812,458	-2,902,225	-2,991,991	-3,081,757	-3,171,523	-3,261,289
27	Retail (comparison)	-	£123,299	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£46,236	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£308,290	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£138,799	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£370,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£370,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£123,339	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328
34	Offices	-	£82,224	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160
35	Offices	-	£77,093	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991
36	Industrial (40% plot ratio)	-	£370,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£370,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£370,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£42,047	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£42,067	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£42,413	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£252,469	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£147,972	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£184,970	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£221,965	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) **£247,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£45,741	191,806	174,809	157,989	141,347	124,883	108,598	92,491
2	Residential Small site - medium density	5	£39,206	191,806	174,809	157,989	141,347	124,883	108,598	92,491
3	Residential Small site - higher density (flats)	5	£15,247	-67,604	-80,641	-93,528	-106,266	-118,852	-131,290	-143,577
4	Residential Small site - low density	10	£91,481	383,614	349,617	315,977	282,693	249,767	217,196	184,982
5	Residential Small site - medium density	10	£78,413	383,614	349,617	315,977	282,693	249,767	217,196	184,982
6	Residential Small site - higher density	10	£74,174	383,614	349,617	315,977	282,693	249,767	217,196	184,982
7	Residential Medium site - low density	25	£228,704	959,034	874,043	789,943	706,734	624,416	542,990	462,456
8	Residential Medium site - medium density	25	£196,032	959,034	874,043	789,943	706,734	624,416	542,990	462,456
9	Residential Medium site - higher density	25	£185,435	959,034	874,043	789,943	706,734	624,416	542,990	462,456
10	Residential Medium site - low density	50	£457,407	1,978,003	1,805,748	1,635,299	1,466,656	1,299,818	1,134,785	971,559
11	Residential Medium site - medium density	50	£392,063	1,978,003	1,805,748	1,635,299	1,466,656	1,299,818	1,134,785	971,559
12	Residential Medium site - higher density	50	£370,871	1,978,003	1,966,855	1,955,672	1,944,456	1,933,204	1,921,917	1,910,596
13	Residential Large site - low density	100	£914,815	3,670,041	3,344,302	3,021,981	2,703,076	2,387,586	2,075,515	1,766,859
14	Residential Large site - medium density	100	£784,127	3,670,041	3,344,302	3,021,981	2,703,076	2,387,586	2,075,515	1,766,859
15	Residential Large site - high density	100	£741,742	3,670,041	3,344,302	3,021,981	2,703,076	2,387,586	2,075,515	1,766,859
16	Residential Large site - low density	200	£1,829,630	6,700,329	6,095,370	5,496,760	4,904,497	4,318,582	3,739,014	3,165,795
17	Residential Large site - medium density	200	£1,568,254	6,700,329	6,095,370	5,496,760	4,904,497	4,318,582	3,739,014	3,165,795
18	Strategic scale site - low density	500	£5,488,889	4,062,228	2,497,881	934,346	-624,002	-2,180,792	-3,734,184	-5,279,862
19	Strategic scale site - medium density	500	£4,704,762	4,062,228	2,497,881	934,346	-624,002	-2,180,792	-3,734,184	-5,279,862
20	Strategic scale site - low density	750	£8,233,333	6,043,751	3,895,292	1,754,202	-370,181	-2,519,826	-4,656,788	-6,793,942
21	Strategic scale site - medium density	750	£7,057,143	6,043,751	3,895,292	1,754,202	-370,181	-2,519,826	-4,656,788	-6,793,942
22	Strategic scale site - medium density	1,500	£14,114,286	10,551,354	7,137,443	3,738,579	362,233	-3,050,399	-6,465,818	-9,897,003
23	Strategic scale site - medium density	3,300	£35,828,571	18,024,561	12,494,816	7,001,647	1,535,613	-3,976,724	-9,515,566	-15,090,300
24	Housing for Elderly (C3) - high density	40	£123,500	-1,235,198	-1,293,212	-1,351,226	-1,409,239	-1,467,253	-1,525,266	-1,583,281
25	Housing for Elderly (C3) - high density	60	£185,250	-1,889,596	-1,974,368	-2,059,139	-2,143,911	-2,228,683	-2,313,454	-2,398,226
26	Housing for Elderly (C2) extra care	70	£216,125	-2,722,693	-2,812,458	-2,902,225	-2,991,991	-3,081,757	-3,171,523	-3,261,289
27	Retail (comparison)	-	£82,311	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£30,865	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£205,804	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£92,658	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£247,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£247,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£82,337	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328
34	Offices	-	£54,890	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160
35	Offices	-	£51,464	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991
36	Industrial (40% plot ratio)	-	£247,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£247,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£247,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£28,069	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£28,082	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£28,313	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£168,540	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£98,781	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£123,480	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£148,176	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

NORTH EAST LINCOLNSHIRE LOCAL PLAN Sales value £3,100 psm AH tenure Rented 80% SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) **£1,027,075** PER HA

						Residual land values								
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Residential Small site - low density	5	£190,199	236,143	217,095	198,247	179,597	161,147	142,894	124,840	106,986	89,330	71,874	54,616
2	Residential Small site - medium density	5	£163,028	236,143	217,095	198,247	179,597	161,147	142,894	124,840	106,986	89,330	71,874	54,616
3	Residential Small site - higher density (flats)	5	£63,400	-29,303	-44,110	-58,749	-73,221	-87,525	-101,662	-115,630	-129,432	-143,066	-156,532	-169,831
4	Residential Small site - low density	10	£380,398	472,285	434,191	396,493	359,194	322,292	285,788	249,681	213,972	178,662	143,748	109,231
5	Residential Small site - medium density	10	£326,055	472,285	434,191	396,493	359,194	322,292	285,788	249,681	213,972	178,662	143,748	109,231
6	Residential Small site - higher density	10	£308,431	472,285	434,191	396,493	359,194	322,292	285,788	249,681	213,972	178,662	143,748	109,231
7	Residential Medium site - low density	25	£950,995	1,180,713	1,085,477	991,234	897,985	805,731	714,470	624,203	534,931	446,653	359,369	273,079
8	Residential Medium site - medium density	25	£815,139	1,180,713	1,085,477	991,234	897,985	805,731	714,470	624,203	534,931	446,653	359,369	273,079
9	Residential Medium site - higher density	25	£771,077	1,180,713	1,085,477	991,234	897,985	805,731	714,470	624,203	534,931	446,653	359,369	273,079
10	Residential Medium site - low density	50	£1,901,990	2,418,081	2,225,448	2,034,826	1,846,214	1,659,611	1,475,018	1,292,434	1,111,860	933,296	756,743	582,198
11	Residential Medium site - medium density	50	£1,630,277	2,418,081	2,225,448	2,034,826	1,846,214	1,659,611	1,475,018	1,292,434	1,111,860	933,296	756,743	582,198
12	Residential Medium site - higher density	50	£1,542,154	2,418,081	2,404,434	2,390,752	2,377,036	2,363,285	2,349,500	2,335,681	2,321,826	2,307,937	2,294,014	2,280,055
13	Residential Large site - low density	100	£3,803,980	4,524,446	4,159,241	3,797,847	3,440,265	3,086,495	2,736,537	2,390,390	2,048,055	1,709,533	1,374,822	1,043,923
14	Residential Large site - medium density	100	£3,260,555	4,524,446	4,159,241	3,797,847	3,440,265	3,086,495	2,736,537	2,390,390	2,048,055	1,709,533	1,374,822	1,043,923
15	Residential Large site - high density	100	£3,084,308	4,524,446	4,159,241	3,797,847	3,440,265	3,086,495	2,736,537	2,390,390	2,048,055	1,709,533	1,374,822	1,043,923
16	Residential Large site - low density	200	£7,607,961	8,330,988	7,650,887	6,977,887	6,311,988	5,653,188	5,001,489	4,356,888	3,719,389	3,088,991	2,465,692	1,849,493
17	Residential Large site - medium density	200	£6,521,109	8,330,988	7,650,887	6,977,887	6,311,988	5,653,188	5,001,489	4,356,888	3,719,389	3,088,991	2,465,692	1,849,493
18	Strategic scale site - low density	500	£22,823,883	8,052,373	6,303,227	4,572,324	2,859,664	1,160,236	-543,404	-2,247,272	-3,946,798	-5,637,986	-7,338,907	-9,022,670
19	Strategic scale site - medium density	500	£19,563,328	8,052,373	6,303,227	4,572,324	2,859,664	1,160,236	-543,404	-2,247,272	-3,946,798	-5,637,986	-7,338,907	-9,022,670
20	Strategic scale site - low density	750	£34,235,824	11,451,222	9,064,496	6,693,232	4,346,954	2,015,825	-305,827	-2,650,263	-4,988,178	-7,333,214	-9,701,114	-12,127,833
21	Strategic scale site - medium density	750	£29,344,992	11,451,222	9,064,496	6,693,232	4,346,954	2,015,825	-305,827	-2,650,263	-4,988,178	-7,333,214	-9,701,114	-12,127,833
22	Strategic scale site - medium density	1,500	£58,689,984	19,016,145	15,227,973	11,479,294	7,752,043	4,054,618	376,662	-3,346,021	-7,076,112	-10,840,471	-14,697,110	-18,796,336
23	Strategic scale site - medium density	3,300	£148,982,267	31,592,940	25,475,704	19,409,047	13,386,456	7,406,122	1,458,016	-4,551,537	-10,597,569	-16,717,985	-23,053,357	-30,027,559
24	Housing for Elderly (C3) - high density	40	£513,536	1,048,425	1,113,979	1,179,533	1,245,087	1,310,640	1,376,194	1,441,748	1,507,302	1,572,856	1,638,410	1,703,964
25	Housing for Elderly (C3) - high density	60	£770,306	1,611,506	1,707,486	1,803,464	1,899,443	1,995,422	2,091,401	2,187,380	2,283,359	2,379,337	2,475,316	2,571,296
26	Housing for Elderly (C2) extra care	70	£898,690	2,422,118	2,523,976	2,625,834	2,727,694	2,829,552	2,931,410	3,033,270	3,135,128	3,236,987	3,338,845	3,440,704
27	Retail (comparison)	-	£342,264	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£128,345	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£855,775	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£385,290	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£1,027,075	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£1,027,075	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£342,374	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£228,245	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£213,999	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£1,027,075	372,776	372,776	372,776	372,776	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£1,027,075	471,027	471,027	471,027	471,027	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£1,027,075	569,279	569,279	569,279	569,279	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£116,717	30,898	30,898	30,898	30,898	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£116,772	41,197	41,197	41,197	41,197	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£117,732	51,497	51,497	51,497	51,497	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£700,824	61,795	61,795	61,795	61,795	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£410,753	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£513,455	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£616,147	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) **£500,000** PER HA

						Residual land values								
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Residential Small site - low density	5	£92,593	236,143	217,095	198,247	179,597	161,147	142,894	124,840	106,986	89,330	71,874	54,616
2	Residential Small site - medium density	5	£79,365	236,143	217,095	198,247	179,597	161,147	142,894	124,840	106,986	89,330	71,874	54,616
3	Residential Small site - higher density (flats)	5	£30,864	-29,303	-44,110	-58,749	-73,221	-87,525	-101,662	-115,630	-129,432	-143,066	-156,532	-169,831
4	Residential Small site - low density	10	£185,185	472,285	434,191	396,493	359,194	322,292	285,788	249,681	213,972	178,662	143,748	109,231
5	Residential Small site - medium density	10	£158,730	472,285	434,191	396,493	359,194	322,292	285,788	249,681	213,972	178,662	143,748	109,231
6	Residential Small site - higher density	10	£150,150	472,285	434,191	396,493	359,194	322,292	285,788	249,681	213,972	178,662	143,748	109,231
7	Residential Medium site - low density	25	£462,963	1,180,713	1,085,477	991,234	897,985	805,731	714,470	624,203	534,931	446,653	359,369	273,079
8	Residential Medium site - medium density	25	£396,825	1,180,713	1,085,477	991,234	897,985	805,731	714,470	624,203	534,931	446,653	359,369	273,079
9	Residential Medium site - higher density	25	£375,375	1,180,713	1,085,477	991,234	897,985	805,731	714,470	624,203	534,931	446,653	359,369	273,079
10	Residential Medium site - low density	50	£925,926	2,418,081	2,225,448	2,034,826	1,846,214	1,659,611	1,475,018	1,292,434	1,111,860	933,296	756,743	582,198
11	Residential Medium site - medium density	50	£793,651	2,418,081	2,225,448	2,034,826	1,846,214	1,659,611	1,475,018	1,292,434	1,111,860	933,296	756,743	582,198
12	Residential Medium site - higher density	50	£750,751	2,418,081	2,404,434	2,390,752	2,377,036	2,363,285	2,349,500	2,335,681	2,321,826	2,307,937	2,294,014	2,280,055
13	Residential Large site - low density	100	£1,851,852	4,524,446	4,159,241	3,797,847	3,440,265	3,086,495	2,736,537	2,390,390	2,048,055	1,709,533	1,374,822	1,043,923
14	Residential Large site - medium density	100	£1,587,302	4,524,446	4,159,241	3,797,847	3,440,265	3,086,495	2,736,537	2,390,390	2,048,055	1,709,533	1,374,822	1,043,923
15	Residential Large site - high density	100	£1,501,502	4,524,446	4,159,241	3,797,847	3,440,265	3,086,495	2,736,537	2,390,390	2,048,055	1,709,533	1,374,822	1,043,923
16	Residential Large site - low density	200	£3,703,704	8,330,988	7,650,887	6,977,887	6,311,988	5,653,188	5,001,489	4,356,888	3,719,389	3,088,991	2,465,692	1,849,493
17	Residential Large site - medium density	200	£3,174,603	8,330,988	7,650,887	6,977,887	6,311,988	5,653,188	5,001,489	4,356,888	3,719,389	3,088,991	2,465,692	1,849,493
18	Strategic scale site - low density	500	£11,111,111	8,052,373	6,303,227	4,572,324	2,859,664	1,160,236	-543,404	-2,247,272	-3,946,798	-5,637,986	-7,338,907	-9,022,670
19	Strategic scale site - medium density	500	£9,523,810	8,052,373	6,303,227	4,572,324	2,859,664	1,160,236	-543,404	-2,247,272	-3,946,798	-5,637,986	-7,338,907	-9,022,670
20	Strategic scale site - low density	750	£16,666,667	11,451,222	9,064,496	6,693,232	4,346,954	2,015,825	-305,827	-2,650,263	-4,988,178	-7,333,214	-9,701,114	-12,127,833
21	Strategic scale site - medium density	750	£14,285,714	11,451,222	9,064,496	6,693,232	4,346,954	2,015,825	-305,827	-2,650,263	-4,988,178	-7,333,214	-9,701,114	-12,127,833
22	Strategic scale site - medium density	1,500	£28,571,429	19,016,145	15,227,973	11,479,294	7,752,043	4,054,618	376,662	-3,346,021	-7,076,112	-10,840,471	-14,697,110	-18,796,336
23	Strategic scale site - medium density	3,300	£72,527,473	31,592,940	25,475,704	19,409,047	13,386,456	7,406,122	1,458,016	-4,551,537	-10,597,569	-16,717,985	-23,053,357	-30,027,559
24	Housing for Elderly (C3) - high density	40	£249,999	1,048,425	1,113,979	1,179,533	1,245,087	1,310,640	1,376,194	1,441,748	1,507,302	1,572,856	1,638,410	1,703,964
25	Housing for Elderly (C3) - high density	60	£375,000	1,611,506	1,707,486	1,803,464	1,899,443	1,995,422	2,091,401	2,187,380	2,283,359	2,379,337	2,475,316	2,571,296
26	Housing for Elderly (C2) extra care	70	£437,500	2,422,118	2,523,976	2,625,834	2,727,694	2,829,552	2,931,410	3,033,270	3,135,128	3,236,987	3,338,845	3,440,704
27	Retail (comparison)	-	£166,621	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£62,481	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£416,608	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£187,566	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£500,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£500,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£166,674	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£111,114	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£104,179	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£500,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£500,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£500,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£56,820	30,898	30,898	30,898	30,898	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£56,847	41,197	41,197	41,197	41,197	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£57,314	51,497	51,497	51,497	51,497	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£341,175	61,795	61,795	61,795	61,795	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£199,963	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£249,960	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£299,952	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

						Residual land values								
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Residential Small site - low density	5	£68,519	236,143	217,095	198,247	179,597	161,147	142,894	124,840	106,986	89,330	71,874	54,616
2	Residential Small site - medium density	5	£58,730	236,143	217,095	198,247	179,597	161,147	142,894	124,840	106,986	89,330	71,874	54,616
3	Residential Small site - higher density (flats)	5	£22,840	-29,303	-44,110	-58,749	-73,221	-87,525	-101,662	-115,630	-129,432	-143,066	-156,532	-169,831
4	Residential Small site - low density	10	£137,037	472,285	434,191	396,493	359,194	322,292	285,788	249,681	213,972	178,662	143,748	109,231
5	Residential Small site - medium density	10	£117,460	472,285	434,191	396,493	359,194	322,292	285,788	249,681	213,972	178,662	143,748	109,231
6	Residential Small site - higher density	10	£111,111	472,285	434,191	396,493	359,194	322,292	285,788	249,681	213,972	178,662	143,748	109,231
7	Residential Medium site - low density	25	£342,593	1,180,713	1,085,477	991,234	897,985	805,731	714,470	624,203	534,931	446,653	359,369	273,079
8	Residential Medium site - medium density	25	£293,651	1,180,713	1,085,477	991,234	897,985	805,731	714,470	624,203	534,931	446,653	359,369	273,079
9	Residential Medium site - higher density	25	£277,778	1,180,713	1,085,477	991,234	897,985	805,731	714,470	624,203	534,931	446,653	359,369	273,079
10	Residential Medium site - low density	50	£685,185	2,418,081	2,225,448	2,034,826	1,846,214	1,659,611	1,475,018	1,292,434	1,111,860	933,296	756,743	582,198
11	Residential Medium site - medium density	50	£587,302	2,418,081	2,225,448	2,034,826	1,846,214	1,659,611	1,475,018	1,292,434	1,111,860	933,296	756,743	582,198
12	Residential Medium site - higher density	50	£555,556	2,418,081	2,404,434	2,390,752	2,377,036	2,363,285	2,349,500	2,335,681	2,321,826	2,307,937	2,294,014	2,280,055
13	Residential Large site - low density	100	£1,370,370	4,524,446	4,159,241	3,797,847	3,440,265	3,086,495	2,736,537	2,390,390	2,048,055	1,709,533	1,374,822	1,043,923
14	Residential Large site - medium density	100	£1,174,603	4,524,446	4,159,241	3,797,847	3,440,265	3,086,495	2,736,537	2,390,390	2,048,055	1,709,533	1,374,822	1,043,923
15	Residential Large site - high density	100	£1,111,111	4,524,446	4,159,241	3,797,847	3,440,265	3,086,495	2,736,537	2,390,390	2,048,055	1,709,533	1,374,822	1,043,923
16	Residential Large site - low density	200	£2,740,741	8,330,988	7,650,887	6,977,887	6,311,988	5,653,188	5,001,489	4,356,888	3,719,389	3,088,991	2,465,692	1,849,493
17	Residential Large site - medium density	200	£2,349,206	8,330,988	7,650,887	6,977,887	6,311,988	5,653,188	5,001,489	4,356,888	3,719,389	3,088,991	2,465,692	1,849,493
18	Strategic scale site - low density	500	£8,222,222	8,052,373	6,303,227	4,572,324	2,859,664	1,160,236	-543,404	-2,247,272	-3,946,798	-5,637,986	-7,338,907	-9,022,670
19	Strategic scale site - medium density	500	£7,047,619	8,052,373	6,303,227	4,572,324	2,859,664	1,160,236	-543,404	-2,247,272	-3,946,798	-5,637,986	-7,338,907	-9,022,670
20	Strategic scale site - low density	750	£12,333,333	11,451,222	9,064,496	6,693,232	4,346,954	2,015,825	-305,827	-2,650,263	-4,988,178	-7,333,214	-9,701,114	-12,127,833
21	Strategic scale site - medium density	750	£10,571,429	11,451,222	9,064,496	6,693,232	4,346,954	2,015,825	-305,827	-2,650,263	-4,988,178	-7,333,214	-9,701,114	-12,127,833
22	Strategic scale site - medium density	1,500	£21,142,857	19,016,145	15,227,973	11,479,294	7,752,043	4,054,618	376,662	-3,346,021	-7,076,112	-10,840,471	-14,697,110	-18,796,336
23	Strategic scale site - medium density	3,300	£53,670,330	31,592,940	25,475,704	19,409,047	13,386,456	7,406,122	1,458,016	-4,551,537	-10,597,569	-16,717,985	-23,053,357	-30,027,559
24	Housing for Elderly (C3) - high density	40	£185,000	1,048,425	1,113,979	1,179,533	1,245,087	1,310,640	1,376,194	1,441,748	1,507,302	1,572,856	1,638,410	1,703,964
25	Housing for Elderly (C3) - high density	60	£277,500	1,611,506	1,707,486	1,803,464	1,899,443	1,995,422	2,091,401	2,187,380	2,283,359	2,379,337	2,475,316	2,571,296
26	Housing for Elderly (C2) extra care	70	£323,750	2,422,118	2,523,976	2,625,834	2,727,694	2,829,552	2,931,410	3,033,270	3,135,128	3,236,987	3,338,845	3,440,704
27	Retail (comparison)	-	£123,299	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£46,236	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£308,290	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£138,799	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£370,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£370,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£123,339	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£82,224	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£77,093	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£370,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£370,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£370,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£42,047	30,898	30,898	30,898	30,898	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£42,067	41,197	41,197	41,197	41,197	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£42,413	51,497	51,497	51,497	51,497	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£252,469	61,795	61,795	61,795	61,795	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£147,972	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£184,970	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£221,965	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032

Appendix 9 - Appraisal outputs – 80% social rent, 20% First Homes

NORTH EAST LINCOLNSHIRE LOCAL PLAN Sales value £2,029 psm AH tenure Rented 80% SO 0% Frst Hms 20%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) **£1,027,075** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£190,199	- 120,482	- 124,368	- 128,205	- 131,994	- 135,734	- 139,424	- 143,067
2	Residential Small site - medium density	5	£163,028	- 120,482	- 124,368	- 128,205	- 131,994	- 135,734	- 139,424	- 143,067
3	Residential Small site - higher density (flats)	5	£63,400	- 335,718	- 337,372	- 338,989	- 340,570	- 342,113	- 343,618	- 345,087
4	Residential Small site - low density	10	£380,398	- 240,965	- 248,736	- 256,411	- 263,987	- 271,466	- 278,849	- 286,132
5	Residential Small site - medium density	10	£326,055	- 240,965	- 248,736	- 256,411	- 263,987	- 271,466	- 278,849	- 286,132
6	Residential Small site - higher density	10	£308,431	- 240,965	- 248,736	- 256,411	- 263,987	- 271,466	- 278,849	- 286,132
7	Residential Medium site - low density	25	£950,995	- 602,411	- 621,841	- 641,026	- 659,968	- 678,667	- 697,121	- 715,331
8	Residential Medium site - medium density	25	£815,139	- 602,411	- 621,841	- 641,026	- 659,968	- 678,667	- 697,121	- 715,331
9	Residential Medium site - higher density	25	£771,077	- 602,411	- 621,841	- 641,026	- 659,968	- 678,667	- 697,121	- 715,331
10	Residential Medium site - low density	50	£1,901,990	- 1,120,572	- 1,161,884	- 1,202,686	- 1,242,978	- 1,282,758	- 1,322,028	- 1,360,788
11	Residential Medium site - medium density	50	£1,630,277	- 1,120,572	- 1,161,884	- 1,202,686	- 1,242,978	- 1,282,758	- 1,322,028	- 1,360,788
12	Residential Medium site - higher density	50	£1,542,154	- 1,120,572	- 1,114,124	- 1,107,711	- 1,101,332	- 1,094,990	- 1,088,681	- 1,082,409
13	Residential Large site - low density	100	£3,803,980	- 2,405,119	- 2,478,625	- 2,551,204	- 2,622,855	- 2,693,579	- 2,763,375	- 2,832,245
14	Residential Large site - medium density	100	£3,260,555	- 2,405,119	- 2,478,625	- 2,551,204	- 2,622,855	- 2,693,579	- 2,763,375	- 2,832,245
15	Residential Large site - high density	100	£3,084,308	- 2,405,119	- 2,478,625	- 2,551,204	- 2,622,855	- 2,693,579	- 2,763,375	- 2,832,245
16	Residential Large site - low density	200	£7,607,961	- 4,957,236	- 5,087,435	- 5,215,958	- 5,342,808	- 5,467,983	- 5,591,482	- 5,713,306
17	Residential Large site - medium density	200	£6,521,109	- 4,957,236	- 5,087,435	- 5,215,958	- 5,342,808	- 5,467,983	- 5,591,482	- 5,713,306
18	Strategic scale site - low density	500	£22,823,883	- 25,291,688	- 25,685,229	- 26,073,925	- 26,457,773	- 26,836,777	- 27,210,935	- 27,580,246
19	Strategic scale site - medium density	500	£19,563,328	- 25,291,688	- 25,685,229	- 26,073,925	- 26,457,773	- 26,836,777	- 27,210,935	- 27,580,246
20	Strategic scale site - low density	750	£34,235,824	- 35,161,417	- 35,753,674	- 36,338,720	- 36,916,557	- 37,487,185	- 38,050,602	- 38,606,810
21	Strategic scale site - medium density	750	£29,344,992	- 35,161,417	- 35,753,674	- 36,338,720	- 36,916,557	- 37,487,185	- 38,050,602	- 38,606,810
22	Strategic scale site - medium density	1,500	£58,689,984	- 59,188,405	- 60,362,881	- 61,523,364	- 62,669,851	- 63,802,342	- 64,920,839	- 66,025,340
23	Strategic scale site - medium density	3,300	£148,982,267	- 105,450,931	- 107,944,696	- 110,409,328	- 112,844,828	- 115,251,196	- 117,628,430	- 119,976,532
24	Housing for Elderly (C3) - high density	40	£513,536	- 2,542,615	- 2,553,935	- 2,565,256	- 2,576,576	- 2,587,896	- 2,599,218	- 2,610,538
25	Housing for Elderly (C3) - high density	60	£770,306	- 3,836,230	- 3,851,929	- 3,867,628	- 3,883,328	- 3,899,028	- 3,914,727	- 3,930,426
26	Housing for Elderly (C2) extra care	70	£898,690	- 4,826,716	- 4,842,313	- 4,857,910	- 4,873,508	- 4,889,105	- 4,904,702	- 4,920,299
27	Retail (comparison)	-	£342,264	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£128,345	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£855,775	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£385,290	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£1,027,075	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£1,027,075	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£342,374	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328
34	Offices	-	£228,245	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160
35	Offices	-	£213,999	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991
36	Industrial (40% plot ratio)	-	£1,027,075	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£1,027,075	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£1,027,075	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£116,717	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£116,772	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£117,732	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£700,824	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£308,122	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
44	Leisure use	-	£308,122	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
45	Leisure use	-	£308,122	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
46	Community use	-	£410,753	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125
47	Community use	-	£513,455	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907
48	Community use	-	£616,147	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) **£500,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£92,593	- 120,482	- 124,368	- 128,205	- 131,994	- 135,734	- 139,424	- 143,067
2	Residential Small site - medium density	5	£79,365	- 120,482	- 124,368	- 128,205	- 131,994	- 135,734	- 139,424	- 143,067
3	Residential Small site - higher density (flats)	5	£30,864	- 335,718	- 337,372	- 338,989	- 340,570	- 342,113	- 343,618	- 345,087
4	Residential Small site - low density	10	£185,185	- 240,965	- 248,736	- 256,411	- 263,987	- 271,466	- 278,849	- 286,132
5	Residential Small site - medium density	10	£158,730	- 240,965	- 248,736	- 256,411	- 263,987	- 271,466	- 278,849	- 286,132
6	Residential Small site - higher density	10	£150,150	- 240,965	- 248,736	- 256,411	- 263,987	- 271,466	- 278,849	- 286,132
7	Residential Medium site - low density	25	£462,963	- 602,411	- 621,841	- 641,026	- 659,968	- 678,667	- 697,121	- 715,331
8	Residential Medium site - medium density	25	£396,825	- 602,411	- 621,841	- 641,026	- 659,968	- 678,667	- 697,121	- 715,331
9	Residential Medium site - higher density	25	£375,375	- 602,411	- 621,841	- 641,026	- 659,968	- 678,667	- 697,121	- 715,331
10	Residential Medium site - low density	50	£925,926	- 1,120,572	- 1,161,884	- 1,202,686	- 1,242,978	- 1,282,758	- 1,322,028	- 1,360,788
11	Residential Medium site - medium density	50	£793,651	- 1,120,572	- 1,161,884	- 1,202,686	- 1,242,978	- 1,282,758	- 1,322,028	- 1,360,788
12	Residential Medium site - higher density	50	£750,751	- 1,120,572	- 1,114,124	- 1,107,711	- 1,101,332	- 1,094,990	- 1,088,681	- 1,082,409
13	Residential Large site - low density	100	£1,851,852	- 2,405,119	- 2,478,625	- 2,551,204	- 2,622,855	- 2,693,579	- 2,763,375	- 2,832,245
14	Residential Large site - medium density	100	£1,587,302	- 2,405,119	- 2,478,625	- 2,551,204	- 2,622,855	- 2,693,579	- 2,763,375	- 2,832,245
15	Residential Large site - high density	100	£1,501,502	- 2,405,119	- 2,478,625	- 2,551,204	- 2,622,855	- 2,693,579	- 2,763,375	- 2,832,245
16	Residential Large site - low density	200	£3,703,704	- 4,957,236	- 5,087,435	- 5,215,958	- 5,342,808	- 5,467,983	- 5,591,482	- 5,713,306
17	Residential Large site - medium density	200	£3,174,603	- 4,957,236	- 5,087,435	- 5,215,958	- 5,342,808	- 5,467,983	- 5,591,482	- 5,713,306
18	Strategic scale site - low density	500	£11,111,111	- 25,291,688	- 25,685,229	- 26,073,925	- 26,457,773	- 26,836,777	- 27,210,935	- 27,580,246
19	Strategic scale site - medium density	500	£9,523,810	- 25,291,688	- 25,685,229	- 26,073,925	- 26,457,773	- 26,836,777	- 27,210,935	- 27,580,246
20	Strategic scale site - low density	750	£16,666,667	- 35,161,417	- 35,753,674	- 36,338,720	- 36,916,557	- 37,487,185	- 38,050,602	- 38,606,810
21	Strategic scale site - medium density	750	£14,285,714	- 35,161,417	- 35,753,674	- 36,338,720	- 36,916,557	- 37,487,185	- 38,050,602	- 38,606,810
22	Strategic scale site - medium density	1,500	£28,571,429	- 59,188,405	- 60,362,881	- 61,523,364	- 62,669,851	- 63,802,342	- 64,920,839	- 66,025,340
23	Strategic scale site - medium density	3,300	£72,527,473	- 105,450,931	- 107,944,696	- 110,409,328	- 112,844,828	- 115,251,196	- 117,628,430	- 119,976,532
24	Housing for Elderly (C3) - high density	40	£249,999	- 2,542,615	- 2,553,935	- 2,565,256	- 2,576,576	- 2,587,896	- 2,599,218	- 2,610,538
25	Housing for Elderly (C3) - high density	60	£375,000	- 3,836,230	- 3,851,929	- 3,867,628	- 3,883,328	- 3,899,028	- 3,914,727	- 3,930,426
26	Housing for Elderly (C2) extra care	70	£437,500	- 4,826,716	- 4,842,313	- 4,857,910	- 4,873,508	- 4,889,105	- 4,904,702	- 4,920,299
27	Retail (comparison)	-	£166,621	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£62,481	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£416,608	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£187,566	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£500,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£500,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£166,674	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328
34	Offices	-	£111,114	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160
35	Offices	-	£104,179	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991
36	Industrial (40% plot ratio)	-	£500,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£500,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£500,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£56,820	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£56,847	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£57,314	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£341,175	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£150,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
44	Leisure use	-	£150,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
45	Leisure use	-	£150,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
46	Community use	-	£199,963	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125
47	Community use	-	£249,960	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907
48	Community use	-	£299,952	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£68,519	- 120,482	- 124,368	- 128,205	- 131,994	- 135,734	- 139,424	- 143,067
2	Residential Small site - medium density	5	£58,730	- 120,482	- 124,368	- 128,205	- 131,994	- 135,734	- 139,424	- 143,067
3	Residential Small site - higher density (flats)	5	£22,840	- 335,718	- 337,372	- 338,989	- 340,570	- 342,113	- 343,618	- 345,087
4	Residential Small site - low density	10	£137,037	- 240,965	- 248,736	- 256,411	- 263,987	- 271,466	- 278,849	- 286,132
5	Residential Small site - medium density	10	£117,460	- 240,965	- 248,736	- 256,411	- 263,987	- 271,466	- 278,849	- 286,132
6	Residential Small site - higher density	10	£111,111	- 240,965	- 248,736	- 256,411	- 263,987	- 271,466	- 278,849	- 286,132
7	Residential Medium site - low density	25	£342,593	- 602,411	- 621,841	- 641,026	- 659,968	- 678,667	- 697,121	- 715,331
8	Residential Medium site - medium density	25	£293,651	- 602,411	- 621,841	- 641,026	- 659,968	- 678,667	- 697,121	- 715,331
9	Residential Medium site - higher density	25	£277,778	- 602,411	- 621,841	- 641,026	- 659,968	- 678,667	- 697,121	- 715,331
10	Residential Medium site - low density	50	£685,185	- 1,120,572	- 1,161,884	- 1,202,686	- 1,242,978	- 1,282,758	- 1,322,028	- 1,360,788
11	Residential Medium site - medium density	50	£587,302	- 1,120,572	- 1,161,884	- 1,202,686	- 1,242,978	- 1,282,758	- 1,322,028	- 1,360,788
12	Residential Medium site - higher density	50	£555,556	- 1,120,572	- 1,114,124	- 1,107,711	- 1,101,332	- 1,094,990	- 1,088,681	- 1,082,409
13	Residential Large site - low density	100	£1,370,370	- 2,405,119	- 2,478,625	- 2,551,204	- 2,622,855	- 2,693,579	- 2,763,375	- 2,832,245
14	Residential Large site - medium density	100	£1,174,603	- 2,405,119	- 2,478,625	- 2,551,204	- 2,622,855	- 2,693,579	- 2,763,375	- 2,832,245
15	Residential Large site - high density	100	£1,111,111	- 2,405,119	- 2,478,625	- 2,551,204	- 2,622,855	- 2,693,579	- 2,763,375	- 2,832,245
16	Residential Large site - low density	200	£2,740,741	- 4,957,236	- 5,087,435	- 5,215,958	- 5,342,808	- 5,467,983	- 5,591,482	- 5,713,306
17	Residential Large site - medium density	200	£2,349,206	- 4,957,236	- 5,087,435	- 5,215,958	- 5,342,808	- 5,467,983	- 5,591,482	- 5,713,306
18	Strategic scale site - low density	500	£8,222,222	- 25,291,688	- 25,685,229	- 26,073,925	- 26,457,773	- 26,836,777	- 27,210,935	- 27,580,246
19	Strategic scale site - medium density	500	£7,047,619	- 25,291,688	- 25,685,229	- 26,073,925	- 26,457,773	- 26,836,777	- 27,210,935	- 27,580,246
20	Strategic scale site - low density	750	£12,333,333	- 35,161,417	- 35,753,674	- 36,338,720	- 36,916,557	- 37,487,185	- 38,050,602	- 38,606,810
21	Strategic scale site - medium density	750	£10,571,429	- 35,161,417	- 35,753,674	- 36,338,720	- 36,916,557	- 37,487,185	- 38,050,602	- 38,606,810
22	Strategic scale site - medium density	1,500	£21,142,857	- 59,188,405	- 60,362,881	- 61,523,364	- 62,669,851	- 63,802,342	- 64,920,839	- 66,025,340
23	Strategic scale site - medium density	3,300	£53,670,330	- 105,450,931	- 107,944,696	- 110,409,328	- 112,844,828	- 115,251,196	- 117,628,430	- 119,976,532
24	Housing for Elderly (C3) - high density	40	£185,000	- 2,542,615	- 2,553,935	- 2,565,256	- 2,576,576	- 2,587,896	- 2,599,218	- 2,610,538
25	Housing for Elderly (C3) - high density	60	£277,500	- 3,836,230	- 3,851,929	- 3,867,628	- 3,883,328	- 3,899,028	- 3,914,727	- 3,930,426
26	Housing for Elderly (C2) extra care	70	£323,750	- 4,826,716	- 4,842,313	- 4,857,910	- 4,873,508	- 4,889,105	- 4,904,702	- 4,920,299
27	Retail (comparison)	-	£123,299	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£46,236	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£308,290	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£138,799	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£370,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£370,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£123,339	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328
34	Offices	-	£82,224	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160
35	Offices	-	£77,093	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991
36	Industrial (40% plot ratio)	-	£370,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£370,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£370,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£42,047	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£42,067	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£42,413	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£252,469	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£111,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
44	Leisure use	-	£111,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
45	Leisure use	-	£111,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
46	Community use	-	£147,972	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125
47	Community use	-	£184,970	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907
48	Community use	-	£221,965	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) **£247,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£45,741	- 120,482	- 124,368	- 128,205	- 131,994	- 135,734	- 139,424	- 143,067
2	Residential Small site - medium density	5	£39,206	- 120,482	- 124,368	- 128,205	- 131,994	- 135,734	- 139,424	- 143,067
3	Residential Small site - higher density (flats)	5	£15,247	- 335,718	- 337,372	- 338,989	- 340,570	- 342,113	- 343,618	- 345,087
4	Residential Small site - low density	10	£91,481	- 240,965	- 248,736	- 256,411	- 263,987	- 271,466	- 278,849	- 286,132
5	Residential Small site - medium density	10	£78,413	- 240,965	- 248,736	- 256,411	- 263,987	- 271,466	- 278,849	- 286,132
6	Residential Small site - higher density	10	£74,174	- 240,965	- 248,736	- 256,411	- 263,987	- 271,466	- 278,849	- 286,132
7	Residential Medium site - low density	25	£228,704	- 602,411	- 621,841	- 641,026	- 659,968	- 678,667	- 697,121	- 715,331
8	Residential Medium site - medium density	25	£196,032	- 602,411	- 621,841	- 641,026	- 659,968	- 678,667	- 697,121	- 715,331
9	Residential Medium site - higher density	25	£185,435	- 602,411	- 621,841	- 641,026	- 659,968	- 678,667	- 697,121	- 715,331
10	Residential Medium site - low density	50	£457,407	- 1,120,572	- 1,161,884	- 1,202,686	- 1,242,978	- 1,282,758	- 1,322,028	- 1,360,788
11	Residential Medium site - medium density	50	£392,063	- 1,120,572	- 1,161,884	- 1,202,686	- 1,242,978	- 1,282,758	- 1,322,028	- 1,360,788
12	Residential Medium site - higher density	50	£370,871	- 1,120,572	- 1,114,124	- 1,107,711	- 1,101,332	- 1,094,990	- 1,088,681	- 1,082,409
13	Residential Large site - low density	100	£914,815	- 2,405,119	- 2,478,625	- 2,551,204	- 2,622,855	- 2,693,579	- 2,763,375	- 2,832,245
14	Residential Large site - medium density	100	£784,127	- 2,405,119	- 2,478,625	- 2,551,204	- 2,622,855	- 2,693,579	- 2,763,375	- 2,832,245
15	Residential Large site - high density	100	£741,742	- 2,405,119	- 2,478,625	- 2,551,204	- 2,622,855	- 2,693,579	- 2,763,375	- 2,832,245
16	Residential Large site - low density	200	£1,829,630	- 4,957,236	- 5,087,435	- 5,215,958	- 5,342,808	- 5,467,983	- 5,591,482	- 5,713,306
17	Residential Large site - medium density	200	£1,568,254	- 4,957,236	- 5,087,435	- 5,215,958	- 5,342,808	- 5,467,983	- 5,591,482	- 5,713,306
18	Strategic scale site - low density	500	£5,488,889	- 25,291,688	- 25,685,229	- 26,073,925	- 26,457,773	- 26,836,777	- 27,210,935	- 27,580,246
19	Strategic scale site - medium density	500	£4,704,762	- 25,291,688	- 25,685,229	- 26,073,925	- 26,457,773	- 26,836,777	- 27,210,935	- 27,580,246
20	Strategic scale site - low density	750	£8,233,333	- 35,161,417	- 35,753,674	- 36,338,720	- 36,916,557	- 37,487,185	- 38,050,602	- 38,606,810
21	Strategic scale site - medium density	750	£7,057,143	- 35,161,417	- 35,753,674	- 36,338,720	- 36,916,557	- 37,487,185	- 38,050,602	- 38,606,810
22	Strategic scale site - medium density	1,500	£14,114,286	- 59,188,405	- 60,362,881	- 61,523,364	- 62,669,851	- 63,802,342	- 64,920,839	- 66,025,340
23	Strategic scale site - medium density	3,300	£35,828,571	- 105,450,931	- 107,944,696	- 110,409,328	- 112,844,828	- 115,251,196	- 117,628,430	- 119,976,532
24	Housing for Elderly (C3) - high density	40	£123,500	- 2,542,615	- 2,553,935	- 2,565,256	- 2,576,576	- 2,587,896	- 2,599,218	- 2,610,538
25	Housing for Elderly (C3) - high density	60	£185,250	- 3,836,230	- 3,851,929	- 3,867,628	- 3,883,328	- 3,899,028	- 3,914,727	- 3,930,426
26	Housing for Elderly (C2) extra care	70	£216,125	- 4,826,716	- 4,842,313	- 4,857,910	- 4,873,508	- 4,889,105	- 4,904,702	- 4,920,299
27	Retail (comparison)	-	£82,311	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£30,865	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£205,804	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£92,658	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£247,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£247,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£82,337	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328
34	Offices	-	£54,890	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160
35	Offices	-	£51,464	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991
36	Industrial (40% plot ratio)	-	£247,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£247,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£247,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£28,069	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£28,082	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£28,313	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£168,

NORTH EAST LINCOLNSHIRE LOCAL PLAN Sales value £2,163 psm AH tenure Rented 80% SO 0% Frst Hms 20%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) **£1,027,075** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£190,199	- 75,421	- 81,468	- 87,444	- 93,350	- 99,185	- 104,950	- 110,644
2	Residential Small site - medium density	5	£163,028	- 75,421	- 81,468	- 87,444	- 93,350	- 99,185	- 104,950	- 110,644
3	Residential Small site - higher density (flats)	5	£63,400	- 297,415	- 300,906	- 304,343	- 307,722	- 311,047	- 314,315	- 317,529
4	Residential Small site - low density	10	£380,398	- 150,843	- 162,936	- 174,889	- 186,700	- 198,371	- 209,900	- 221,288
5	Residential Small site - medium density	10	£326,055	- 150,843	- 162,936	- 174,889	- 186,700	- 198,371	- 209,900	- 221,288
6	Residential Small site - higher density	10	£308,431	- 150,843	- 162,936	- 174,889	- 186,700	- 198,371	- 209,900	- 221,288
7	Residential Medium site - low density	25	£950,995	- 377,107	- 407,341	- 437,222	- 466,750	- 495,927	- 524,751	- 553,221
8	Residential Medium site - medium density	25	£815,139	- 377,107	- 407,341	- 437,222	- 466,750	- 495,927	- 524,751	- 553,221
9	Residential Medium site - higher density	25	£771,077	- 377,107	- 407,341	- 437,222	- 466,750	- 495,927	- 524,751	- 553,221
10	Residential Medium site - low density	50	£1,901,990	- 673,297	- 736,060	- 798,097	- 859,407	- 919,990	- 979,847	- 1,038,979
11	Residential Medium site - medium density	50	£1,630,277	- 673,297	- 736,060	- 798,097	- 859,407	- 919,990	- 979,847	- 1,038,979
12	Residential Medium site - higher density	50	£1,542,154	- 673,297	- 669,389	- 665,515	- 661,677	- 657,874	- 654,106	- 650,373
13	Residential Large site - low density	100	£3,803,980	- 1,523,732	- 1,639,517	- 1,753,949	- 1,867,027	- 1,978,753	- 2,089,125	- 2,198,143
14	Residential Large site - medium density	100	£3,260,555	- 1,523,732	- 1,639,517	- 1,753,949	- 1,867,027	- 1,978,753	- 2,089,125	- 2,198,143
15	Residential Large site - high density	100	£3,084,308	- 1,523,732	- 1,639,517	- 1,753,949	- 1,867,027	- 1,978,753	- 2,089,125	- 2,198,143
16	Residential Large site - low density	200	£7,607,961	- 3,245,770	- 3,458,097	- 3,667,920	- 3,875,243	- 4,080,063	- 4,282,382	- 4,482,199
17	Residential Large site - medium density	200	£6,521,109	- 3,245,770	- 3,458,097	- 3,667,920	- 3,875,243	- 4,080,063	- 4,282,382	- 4,482,199
18	Strategic scale site - low density	500	£22,823,883	- 21,044,402	- 21,641,774	- 22,232,249	- 22,815,824	- 23,392,502	- 23,962,280	- 24,525,160
19	Strategic scale site - medium density	500	£19,563,328	- 21,044,402	- 21,641,774	- 22,232,249	- 22,815,824	- 23,392,502	- 23,962,280	- 24,525,160
20	Strategic scale site - low density	750	£34,235,824	- 29,064,511	- 29,949,523	- 30,824,375	- 31,689,070	- 32,543,607	- 33,387,986	- 34,222,206
21	Strategic scale site - medium density	750	£29,344,992	- 29,064,511	- 29,949,523	- 30,824,375	- 31,689,070	- 32,543,607	- 33,387,986	- 34,222,206
22	Strategic scale site - medium density	1,500	£58,689,984	- 48,168,053	- 49,872,300	- 51,557,218	- 53,222,802	- 54,869,056	- 56,495,979	- 58,103,571
23	Strategic scale site - medium density	3,300	£148,982,267	- 84,098,865	- 87,620,375	- 91,102,398	- 94,544,936	- 97,947,986	- 101,311,550	- 104,635,629
24	Housing for Elderly (C3) - high density	40	£513,536	- 2,355,842	- 2,375,104	- 2,394,366	- 2,413,628	- 2,432,891	- 2,452,154	- 2,471,416
25	Housing for Elderly (C3) - high density	60	£770,306	- 3,558,139	- 3,585,665	- 3,613,191	- 3,640,716	- 3,668,242	- 3,695,768	- 3,723,293
26	Housing for Elderly (C2) extra care	70	£898,690	- 4,526,142	- 4,554,523	- 4,582,903	- 4,611,284	- 4,639,666	- 4,668,047	- 4,696,428
27	Retail (comparison)	-	£342,264	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£128,345	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£855,775	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£385,290	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£1,027,075	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£1,027,075	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£342,374	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328
34	Offices	-	£228,245	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160
35	Offices	-	£213,999	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991
36	Industrial (40% plot ratio)	-	£1,027,075	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£1,027,075	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£1,027,075	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£116,717	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£116,772	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£117,732	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£700,824	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£308,122	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
44	Leisure use	-	£308,122	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
45	Leisure use	-	£308,122	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
46	Community use	-	£410,753	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125
47	Community use	-	£513,455	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907
48	Community use	-	£616,147	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) **£500,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£92,593	- 75,421	- 81,468	- 87,444	- 93,350	- 99,185	- 104,950	- 110,644
2	Residential Small site - medium density	5	£79,365	- 75,421	- 81,468	- 87,444	- 93,350	- 99,185	- 104,950	- 110,644
3	Residential Small site - higher density (flats)	5	£30,864	- 297,415	- 300,906	- 304,343	- 307,722	- 311,047	- 314,315	- 317,529
4	Residential Small site - low density	10	£185,185	- 150,843	- 162,936	- 174,889	- 186,700	- 198,371	- 209,900	- 221,288
5	Residential Small site - medium density	10	£158,730	- 150,843	- 162,936	- 174,889	- 186,700	- 198,371	- 209,900	- 221,288
6	Residential Small site - higher density	10	£150,150	- 150,843	- 162,936	- 174,889	- 186,700	- 198,371	- 209,900	- 221,288
7	Residential Medium site - low density	25	£462,963	- 377,107	- 407,341	- 437,222	- 466,750	- 495,927	- 524,751	- 553,221
8	Residential Medium site - medium density	25	£396,825	- 377,107	- 407,341	- 437,222	- 466,750	- 495,927	- 524,751	- 553,221
9	Residential Medium site - higher density	25	£375,375	- 377,107	- 407,341	- 437,222	- 466,750	- 495,927	- 524,751	- 553,221
10	Residential Medium site - low density	50	£925,926	- 673,297	- 736,060	- 798,097	- 859,407	- 919,990	- 979,847	- 1,038,979
11	Residential Medium site - medium density	50	£793,651	- 673,297	- 736,060	- 798,097	- 859,407	- 919,990	- 979,847	- 1,038,979
12	Residential Medium site - higher density	50	£750,751	- 673,297	- 669,389	- 665,515	- 661,677	- 657,874	- 654,106	- 650,373
13	Residential Large site - low density	100	£1,851,852	- 1,523,732	- 1,639,517	- 1,753,949	- 1,867,027	- 1,978,753	- 2,089,125	- 2,198,143
14	Residential Large site - medium density	100	£1,587,302	- 1,523,732	- 1,639,517	- 1,753,949	- 1,867,027	- 1,978,753	- 2,089,125	- 2,198,143
15	Residential Large site - high density	100	£1,501,502	- 1,523,732	- 1,639,517	- 1,753,949	- 1,867,027	- 1,978,753	- 2,089,125	- 2,198,143
16	Residential Large site - low density	200	£3,703,704	- 3,245,770	- 3,458,097	- 3,667,920	- 3,875,243	- 4,080,063	- 4,282,382	- 4,482,199
17	Residential Large site - medium density	200	£3,174,603	- 3,245,770	- 3,458,097	- 3,667,920	- 3,875,243	- 4,080,063	- 4,282,382	- 4,482,199
18	Strategic scale site - low density	500	£11,111,111	- 21,044,402	- 21,641,774	- 22,232,249	- 22,815,824	- 23,392,502	- 23,962,280	- 24,525,160
19	Strategic scale site - medium density	500	£9,523,810	- 21,044,402	- 21,641,774	- 22,232,249	- 22,815,824	- 23,392,502	- 23,962,280	- 24,525,160
20	Strategic scale site - low density	750	£16,666,667	- 29,064,511	- 29,949,523	- 30,824,375	- 31,689,070	- 32,543,607	- 33,387,986	- 34,222,206
21	Strategic scale site - medium density	750	£14,285,714	- 29,064,511	- 29,949,523	- 30,824,375	- 31,689,070	- 32,543,607	- 33,387,986	- 34,222,206
22	Strategic scale site - medium density	1,500	£28,571,429	- 48,168,053	- 49,872,300	- 51,557,218	- 53,222,802	- 54,869,056	- 56,495,979	- 58,103,571
23	Strategic scale site - medium density	3,300	£72,527,473	- 84,098,865	- 87,620,375	- 91,102,398	- 94,544,936	- 97,947,986	- 101,311,550	- 104,635,629
24	Housing for Elderly (C3) - high density	40	£249,999	- 2,355,842	- 2,375,104	- 2,394,366	- 2,413,628	- 2,432,891	- 2,452,154	- 2,471,416
25	Housing for Elderly (C3) - high density	60	£375,000	- 3,558,139	- 3,585,665	- 3,613,191	- 3,640,716	- 3,668,242	- 3,695,768	- 3,723,293
26	Housing for Elderly (C2) extra care	70	£437,500	- 4,526,142	- 4,554,523	- 4,582,903	- 4,611,284	- 4,639,666	- 4,668,047	- 4,696,428
27	Retail (comparison)	-	£166,621	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£62,481	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£416,608	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£187,566	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£500,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£500,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£166,674	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328
34	Offices	-	£111,114	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160
35	Offices	-	£104,179	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991
36	Industrial (40% plot ratio)	-	£500,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£500,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£500,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£56,820	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£56,847	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£57,314	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£341,175	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£150,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
44	Leisure use	-	£150,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
45	Leisure use	-	£150,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
46	Community use	-	£199,963	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125
47	Community use	-	£249,960	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907
48	Community use	-	£299,952	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£68,519	- 75,421	- 81,468	- 87,444	- 93,350	- 99,185	- 104,950	- 110,644
2	Residential Small site - medium density	5	£58,730	- 75,421	- 81,468	- 87,444	- 93,350	- 99,185	- 104,950	- 110,644
3	Residential Small site - higher density (flats)	5	£22,840	- 297,415	- 300,906	- 304,343	- 307,722	- 311,047	- 314,315	- 317,529
4	Residential Small site - low density	10	£137,037	- 150,843	- 162,936	- 174,889	- 186,700	- 198,371	- 209,900	- 221,288
5	Residential Small site - medium density	10	£117,460	- 150,843	- 162,936	- 174,889	- 186,700	- 198,371	- 209,900	- 221,288
6	Residential Small site - higher density	10	£111,111	- 150,843	- 162,936	- 174,889	- 186,700	- 198,371	- 209,900	- 221,288
7	Residential Medium site - low density	25	£342,593	- 377,107	- 407,341	- 437,222	- 466,750	- 495,927	- 524,751	- 553,221
8	Residential Medium site - medium density	25	£293,651	- 377,107	- 407,341	- 437,222	- 466,750	- 495,927	- 524,751	- 553,221
9	Residential Medium site - higher density	25	£277,778	- 377,107	- 407,341	- 437,222	- 466,750	- 495,927	- 524,751	- 553,221
10	Residential Medium site - low density	50	£685,185	- 673,297	- 736,060	- 798,097	- 859,407	- 919,990	- 979,847	- 1,038,979
11	Residential Medium site - medium density	50	£587,302	- 673,297	- 736,060	- 798,097	- 859,407	- 919,990	- 979,847	- 1,038,979
12	Residential Medium site - higher density	50	£555,556	- 673,297	- 669,389	- 665,515	- 661,677	- 657,874	- 654,106	- 650,373
13	Residential Large site - low density	100	£1,370,370	- 1,523,732	- 1,639,517	- 1,753,949	- 1,867,027	- 1,978,753	- 2,089,125	- 2,198,143
14	Residential Large site - medium density	100	£1,174,603	- 1,523,732	- 1,639,517	- 1,753,949	- 1,867,027	- 1,978,753	- 2,089,125	- 2,198,143
15	Residential Large site - high density	100	£1,111,111	- 1,523,732	- 1,639,517	- 1,753,949	- 1,867,027	- 1,978,753	- 2,089,125	- 2,198,143
16	Residential Large site - low density	200	£2,740,741	- 3,245,770	- 3,458,097	- 3,667,920	- 3,875,243	- 4,080,063	- 4,282,382	- 4,482,199
17	Residential Large site - medium density	200	£2,349,206	- 3,245,770	- 3,458,097	- 3,667,920	- 3,875,243	- 4,080,063	- 4,282,382	- 4,482,199
18	Strategic scale site - low density	500	£8,222,222	- 21,044,402	- 21,641,774	- 22,232,249	- 22,815,824	- 23,392,502	- 23,962,280	- 24,525,160
19	Strategic scale site - medium density	500	£7,047,619	- 21,044,402	- 21,641,774	- 22,232,249	- 22,815,824	- 23,392,502	- 23,962,280	- 24,525,160
20	Strategic scale site - low density	750	£12,333,333	- 29,064,511	- 29,949,523	- 30,824,375	- 31,689,070	- 32,543,607	- 33,387,986	- 34,222,206
21	Strategic scale site - medium density	750	£10,571,429	- 29,064,511	- 29,949,523	- 30,824,375	- 31,689,070	- 32,543,607	- 33,387,986	- 34,222,206
22	Strategic scale site - medium density	1,500	£21,142,857	- 48,168,053	- 49,872,300	- 51,557,218	- 53,222,802	- 54,869,056	- 56,495,979	- 58,103,571
23	Strategic scale site - medium density	3,300	£53,670,330	- 84,098,865	- 87,620,375	- 91,102,398	- 94,544,936	- 97,947,986	- 101,311,550	- 104,635,629
24	Housing for Elderly (C3) - high density	40	£185,000	- 2,355,842	- 2,375,104	- 2,394,366	- 2,413,628	- 2,432,891	- 2,452,154	- 2,471,416
25	Housing for Elderly (C3) - high density	60	£277,500	- 3,558,139	- 3,585,665	- 3,613,191	- 3,640,716	- 3,668,242	- 3,695,768	- 3,723,293
26	Housing for Elderly (C2) extra care	70	£323,750	- 4,526,142	- 4,554,523	- 4,582,903	- 4,611,284	- 4,639,666	- 4,668,047	- 4,696,428
27	Retail (comparison)	-	£123,299	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£46,236	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£308,290	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£138,799	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£370,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£370,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£123,330	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328
34	Offices	-	£82,224	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160
35	Offices	-	£77,093	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991
36	Industrial (40% plot ratio)	-	£370,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£370,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£370,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£42,047	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£42,067	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£42,413	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£252,469	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£111,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
44	Leisure use	-	£111,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
45	Leisure use	-	£111,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
46	Community use	-	£147,972	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125
47	Community use	-	£184,970	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907
48	Community use	-	£221,965	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) **£247,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£45,741	- 75,421	- 81,468	- 87,444	- 93,350	- 99,185	- 104,950	- 110,644
2	Residential Small site - medium density	5	£39,206	- 75,421	- 81,468	- 87,444	- 93,350	- 99,185	- 104,950	- 110,644
3	Residential Small site - higher density (flats)	5	£15,247	- 297,415	- 300,906	- 304,343	- 307,722	- 311,047	- 314,315	- 317,529
4	Residential Small site - low density	10	£91,481	- 150,843	- 162,936	- 174,889	- 186,700	- 198,371	- 209,900	- 221,288
5	Residential Small site - medium density	10	£78,413	- 150,843	- 162,936	- 174,889	- 186,700	- 198,371	- 209,900	- 221,288
6	Residential Small site - higher density	10	£74,174	- 150,843	- 162,936	- 174,889	- 186,700	- 198,371	- 209,900	- 221,288
7	Residential Medium site - low density	25	£228,704	- 377,107	- 407,341	- 437,222	- 466,750	- 495,927	- 524,751	- 553,221
8	Residential Medium site - medium density	25	£196,032	- 377,107	- 407,341	- 437,222	- 466,750	- 495,927	- 524,751	- 553,221
9	Residential Medium site - higher density	25	£185,435	- 377,107	- 407,341	- 437,222	- 466,750	- 495,927	- 524,751	- 553,221
10	Residential Medium site - low density	50	£457,407	- 673,297	- 736,060	- 798,097	- 859,407	- 919,990	- 979,847	- 1,038,979
11	Residential Medium site - medium density	50	£392,063	- 673,297	- 736,060	- 798,097	- 859,407	- 919,990	- 979,847	- 1,038,979
12	Residential Medium site - higher density	50	£370,871	- 673,297	- 669,389	- 665,515	- 661,677	- 657,874	- 654,106	- 650,373
13	Residential Large site - low density	100	£914,815	- 1,523,732	- 1,639,517	- 1,753,949	- 1,867,027	- 1,978,753	- 2,089,125	- 2,198,143
14	Residential Large site - medium density	100	£784,127	- 1,523,732	- 1,639,517	- 1,753,949	- 1,867,027	- 1,978,753	- 2,089,125	- 2,198,143
15	Residential Large site - high density	100	£741,742	- 1,523,732	- 1,639,517	- 1,753,949	- 1,867,027	- 1,978,753	- 2,089,125	- 2,198,143
16	Residential Large site - low density	200	£1,829,630	- 3,245,770	- 3,458,097	- 3,667,920	- 3,875,243	- 4,080,063	- 4,282,382	- 4,482,199
17	Residential Large site - medium density	200	£1,568,254	- 3,245,770	- 3,458,097	- 3,667,920	- 3,875,243	- 4,080,063	- 4,282,382	- 4,482,199
18	Strategic scale site - low density	500	£5,488,889	- 21,044,402	- 21,641,774	- 22,232,249	- 22,815,824	- 23,392,502	- 23,962,280	- 24,525,160
19	Strategic scale site - medium density	500	£4,704,762	- 21,044,402	- 21,641,774	- 22,232,249	- 22,815,824	- 23,392,502	- 23,962,280	- 24,525,160
20	Strategic scale site - low density	750	£8,233,333	- 29,064,511	- 29,949,523	- 30,824,375	- 31,689,070	- 32,543,607	- 33,387,986	- 34,222,206
21	Strategic scale site - medium density	750	£7,057,143	- 29,064,511	- 29,949,523	- 30,824,375	- 31,689,070	- 32,543,607	- 33,387,986	- 34,222,206
22	Strategic scale site - medium density	1,500	£14,114,286	- 48,168,053	- 49,872,300	- 51,557,218	- 53,222,802	- 54,869,056	- 56,495,979	- 58,103,571
23	Strategic scale site - medium density	3,300	£35,828,571	- 84,098,865	- 87,620,375	- 91,102,398	- 94,544,936	- 97,947,986	- 101,311,550	- 104,635,629
24	Housing for Elderly (C3) - high density	40	£123,500	- 2,355,842	- 2,375,104	- 2,394,366	- 2,413,628	- 2,432,891	- 2,452,154	- 2,471,416
25	Housing for Elderly (C3) - high density	60	£185,250	- 3,558,139	- 3,585,665	- 3,613,191	- 3,640,716	- 3,668,242	- 3,695,768	- 3,723,293
26	Housing for Elderly (C2) extra care	70	£216,125	- 4,526,142	- 4,554,523	- 4,582,903	- 4,611,284	- 4,639,666	- 4,668,047	- 4,696,428
27	Retail (comparison)	-	£82,311	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£30,865	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£205,804	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£92,658	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£247,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£247,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£82,337	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328
34	Offices	-	£54,890	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160
35	Offices	-	£51,464	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991
36	Industrial (40% plot ratio)	-	£247,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£247,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£247,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£28,069	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£28,082	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£28,313	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£168,540	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£74,100	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344

NORTH EAST LINCOLNSHIRE LOCAL PLAN Sales value £2,297 psm AH tenure Rented 80% SO 0% Frst Hms 20%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) **£1,027,075** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£190,199	- 30,361	- 38,568	- 46,683	- 54,707	- 62,637	- 70,476	- 78,222
2	Residential Small site - medium density	5	£163,028	- 30,361	- 38,568	- 46,683	- 54,707	- 62,637	- 70,476	- 78,222
3	Residential Small site - higher density (flats)	5	£63,400	- 259,114	- 264,442	- 269,696	- 274,876	- 279,981	- 285,012	- 289,969
4	Residential Small site - low density	10	£380,398	- 60,721	- 77,136	- 93,367	- 109,413	- 125,275	- 140,952	- 156,445
5	Residential Small site - medium density	10	£326,055	- 60,721	- 77,136	- 93,367	- 109,413	- 125,275	- 140,952	- 156,445
6	Residential Small site - higher density	10	£308,431	- 60,721	- 77,136	- 93,367	- 109,413	- 125,275	- 140,952	- 156,445
7	Residential Medium site - low density	25	£950,995	- 151,802	- 192,840	- 233,417	- 273,532	- 313,186	- 352,379	- 391,111
8	Residential Medium site - medium density	25	£815,139	- 151,802	- 192,840	- 233,417	- 273,532	- 313,186	- 352,379	- 391,111
9	Residential Medium site - higher density	25	£771,077	- 151,802	- 192,840	- 233,417	- 273,532	- 313,186	- 352,379	- 391,111
10	Residential Medium site - low density	50	£1,901,990	- 226,022	- 310,236	- 393,507	- 475,836	- 557,222	- 637,667	- 717,168
11	Residential Medium site - medium density	50	£1,630,277	- 226,022	- 310,236	- 393,507	- 475,836	- 557,222	- 637,667	- 717,168
12	Residential Medium site - higher density	50	£1,542,154	- 226,022	- 224,654	- 223,320	- 222,021	- 220,758	- 219,530	- 218,337
13	Residential Large site - low density	100	£3,803,980	- 642,346	- 800,409	- 956,693	- 1,111,199	- 1,263,926	- 1,414,874	- 1,564,043
14	Residential Large site - medium density	100	£3,260,555	- 642,346	- 800,409	- 956,693	- 1,111,199	- 1,263,926	- 1,414,874	- 1,564,043
15	Residential Large site - high density	100	£3,084,308	- 642,346	- 800,409	- 956,693	- 1,111,199	- 1,263,926	- 1,414,874	- 1,564,043
16	Residential Large site - low density	200	£7,607,961	- 1,539,143	- 1,828,757	- 2,119,882	- 2,407,678	- 2,692,144	- 2,973,282	- 3,251,091
17	Residential Large site - medium density	200	£6,521,109	- 1,539,143	- 1,828,757	- 2,119,882	- 2,407,678	- 2,692,144	- 2,973,282	- 3,251,091
18	Strategic scale site - low density	500	£22,823,883	- 16,797,115	- 17,598,320	- 18,390,574	- 19,173,875	- 19,948,226	- 20,713,625	- 21,470,074
19	Strategic scale site - medium density	500	£19,563,328	- 16,797,115	- 17,598,320	- 18,390,574	- 19,173,875	- 19,948,226	- 20,713,625	- 21,470,074
20	Strategic scale site - low density	750	£34,235,824	- 22,967,606	- 24,145,372	- 25,310,030	- 26,461,584	- 27,600,029	- 28,725,369	- 29,837,602
21	Strategic scale site - medium density	750	£29,344,992	- 22,967,606	- 24,145,372	- 25,310,030	- 26,461,584	- 27,600,029	- 28,725,369	- 29,837,602
22	Strategic scale site - medium density	1,500	£58,689,984	- 37,147,702	- 39,381,720	- 41,591,070	- 43,775,754	- 45,935,770	- 48,071,119	- 50,181,800
23	Strategic scale site - medium density	3,300	£148,982,267	- 62,746,799	- 67,296,053	- 71,795,468	- 76,245,043	- 80,644,776	- 84,994,671	- 89,294,725
24	Housing for Elderly (C3) - high density	40	£513,536	- 2,169,068	- 2,196,272	- 2,223,476	- 2,250,681	- 2,277,885	- 2,305,089	- 2,332,295
25	Housing for Elderly (C3) - high density	60	£770,306	- 3,280,049	- 3,319,401	- 3,358,753	- 3,398,105	- 3,437,456	- 3,476,808	- 3,516,160
26	Housing for Elderly (C2) extra care	70	£898,690	- 4,225,567	- 4,266,731	- 4,307,896	- 4,349,062	- 4,390,226	- 4,431,392	- 4,472,556
27	Retail (comparison)	-	£342,264	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£128,345	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£855,775	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£385,290	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£1,027,075	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£1,027,075	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£342,374	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328
34	Offices	-	£228,245	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160
35	Offices	-	£213,999	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991
36	Industrial (40% plot ratio)	-	£1,027,075	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£1,027,075	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£1,027,075	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£116,717	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£116,772	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£117,732	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£700,824	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£308,122	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
44	Leisure use	-	£308,122	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
45	Leisure use	-	£308,122	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
46	Community use	-	£410,753	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125
47	Community use	-	£513,455	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907
48	Community use	-	£616,147	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) **£500,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£92,593	- 30,361	- 38,568	- 46,683	- 54,707	- 62,637	- 70,476	- 78,222
2	Residential Small site - medium density	5	£79,365	- 30,361	- 38,568	- 46,683	- 54,707	- 62,637	- 70,476	- 78,222
3	Residential Small site - higher density (flats)	5	£30,864	- 259,114	- 264,442	- 269,696	- 274,876	- 279,981	- 285,012	- 289,969
4	Residential Small site - low density	10	£185,185	- 60,721	- 77,136	- 93,367	- 109,413	- 125,275	- 140,952	- 156,445
5	Residential Small site - medium density	10	£158,730	- 60,721	- 77,136	- 93,367	- 109,413	- 125,275	- 140,952	- 156,445
6	Residential Small site - higher density	10	£150,150	- 60,721	- 77,136	- 93,367	- 109,413	- 125,275	- 140,952	- 156,445
7	Residential Medium site - low density	25	£462,963	- 151,802	- 192,840	- 233,417	- 273,532	- 313,186	- 352,379	- 391,111
8	Residential Medium site - medium density	25	£396,825	- 151,802	- 192,840	- 233,417	- 273,532	- 313,186	- 352,379	- 391,111
9	Residential Medium site - higher density	25	£375,375	- 151,802	- 192,840	- 233,417	- 273,532	- 313,186	- 352,379	- 391,111
10	Residential Medium site - low density	50	£925,926	- 226,022	- 310,236	- 393,507	- 475,836	- 557,222	- 637,667	- 717,168
11	Residential Medium site - medium density	50	£793,651	- 226,022	- 310,236	- 393,507	- 475,836	- 557,222	- 637,667	- 717,168
12	Residential Medium site - higher density	50	£750,751	- 226,022	- 224,654	- 223,320	- 222,021	- 220,758	- 219,530	- 218,337
13	Residential Large site - low density	100	£1,851,852	- 642,346	- 800,409	- 956,693	- 1,111,199	- 1,263,926	- 1,414,874	- 1,564,043
14	Residential Large site - medium density	100	£1,587,302	- 642,346	- 800,409	- 956,693	- 1,111,199	- 1,263,926	- 1,414,874	- 1,564,043
15	Residential Large site - high density	100	£1,501,502	- 642,346	- 800,409	- 956,693	- 1,111,199	- 1,263,926	- 1,414,874	- 1,564,043
16	Residential Large site - low density	200	£3,703,704	- 1,539,143	- 1,828,757	- 2,119,882	- 2,407,678	- 2,692,144	- 2,973,282	- 3,251,091
17	Residential Large site - medium density	200	£3,174,603	- 1,539,143	- 1,828,757	- 2,119,882	- 2,407,678	- 2,692,144	- 2,973,282	- 3,251,091
18	Strategic scale site - low density	500	£11,111,111	- 16,797,115	- 17,598,320	- 18,390,574	- 19,173,875	- 19,948,226	- 20,713,625	- 21,470,074
19	Strategic scale site - medium density	500	£9,523,810	- 16,797,115	- 17,598,320	- 18,390,574	- 19,173,875	- 19,948,226	- 20,713,625	- 21,470,074
20	Strategic scale site - low density	750	£16,666,667	- 22,967,606	- 24,145,372	- 25,310,030	- 26,461,584	- 27,600,029	- 28,725,369	- 29,837,602
21	Strategic scale site - medium density	750	£14,285,714	- 22,967,606	- 24,145,372	- 25,310,030	- 26,461,584	- 27,600,029	- 28,725,369	- 29,837,602
22	Strategic scale site - medium density	1,500	£28,571,429	- 37,147,702	- 39,381,720	- 41,591,070	- 43,775,754	- 45,935,770	- 48,071,119	- 50,181,800
23	Strategic scale site - medium density	3,300	£72,527,473	- 62,746,799	- 67,296,053	- 71,795,468	- 76,245,043	- 80,644,776	- 84,994,671	- 89,294,725
24	Housing for Elderly (C3) - high density	40	£249,999	- 2,169,068	- 2,196,272	- 2,223,476	- 2,250,681	- 2,277,885	- 2,305,089	- 2,332,295
25	Housing for Elderly (C3) - high density	60	£375,000	- 3,280,049	- 3,319,401	- 3,358,753	- 3,398,105	- 3,437,456	- 3,476,808	- 3,516,160
26	Housing for Elderly (C2) extra care	70	£437,500	- 4,225,567	- 4,266,731	- 4,307,896	- 4,349,062	- 4,390,226	- 4,431,392	- 4,472,556
27	Retail (comparison)	-	£166,621	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£62,481	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£416,608	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£187,566	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£500,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£500,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£166,674	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328
34	Offices	-	£111,114	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160
35	Offices	-	£104,179	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991
36	Industrial (40% plot ratio)	-	£500,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£500,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£500,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£56,820	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£56,847	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£57,314	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£341,175	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£150,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
44	Leisure use	-	£150,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
45	Leisure use	-	£150,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
46	Community use	-	£199,963	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125
47	Community use	-	£249,960	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907
48	Community use	-	£299,952	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£68,519	- 30,361	- 38,568	- 46,683	- 54,707	- 62,637	- 70,476	- 78,222
2	Residential Small site - medium density	5	£58,730	- 30,361	- 38,568	- 46,683	- 54,707	- 62,637	- 70,476	- 78,222
3	Residential Small site - higher density (flats)	5	£22,840	- 259,114	- 264,442	- 269,696	- 274,876	- 279,981	- 285,012	- 289,969
4	Residential Small site - low density	10	£137,037	- 60,721	- 77,136	- 93,367	- 109,413	- 125,275	- 140,952	- 156,445
5	Residential Small site - medium density	10	£117,460	- 60,721	- 77,136	- 93,367	- 109,413	- 125,275	- 140,952	- 156,445
6	Residential Small site - higher density	10	£111,111	- 60,721	- 77,136	- 93,367	- 109,413	- 125,275	- 140,952	- 156,445
7	Residential Medium site - low density	25	£342,593	- 151,802	- 192,840	- 233,417	- 273,532	- 313,186	- 352,379	- 391,111
8	Residential Medium site - medium density	25	£293,651	151,802	- 192,840	- 233,417	- 273,532	- 313,186	- 352,379	- 391,111
9	Residential Medium site - higher density	25	£277,778	151,802	- 192,840	- 233,417	- 273,532	- 313,186	- 352,379	- 391,111
10	Residential Medium site - low density	50	£685,185	- 226,022	- 310,236	- 393,507	- 475,836	- 557,222	- 637,667	- 717,168
11	Residential Medium site - medium density	50	£587,302	- 226,022	- 310,236	- 393,507	- 475,836	- 557,222	- 637,667	- 717,168
12	Residential Medium site - higher density	50	£555,556	- 226,022	- 224,654	- 223,320	- 222,021	- 220,758	- 219,530	- 218,337
13	Residential Large site - low density	100	£1,370,370	- 642,346	- 800,409	- 956,693	- 1,111,199	- 1,263,926	- 1,414,874	- 1,564,043
14	Residential Large site - medium density	100	£1,174,603	- 642,346	- 800,409	- 956,693	- 1,111,199	- 1,263,926	- 1,414,874	- 1,564,043
15	Residential Large site - high density	100	£1,111,111	- 642,346	- 800,409	- 956,693	- 1,111,199	- 1,263,926	- 1,414,874	- 1,564,043
16	Residential Large site - low density	200	£2,740,741	- 1,539,143	- 1,828,757	- 2,119,882	- 2,407,678	- 2,692,144	- 2,973,282	- 3,251,091
17	Residential Large site - medium density	200	£2,349,206	- 1,539,143	- 1,828,757	- 2,119,882	- 2,407,678	- 2,692,144	- 2,973,282	- 3,251,091
18	Strategic scale site - low density	500	£8,222,222	- 16,797,115	- 17,598,320	- 18,390,574	- 19,173,875	- 19,948,226	- 20,713,625	- 21,470,074
19	Strategic scale site - medium density	500	£7,047,619	- 16,797,115	- 17,598,320	- 18,390,574	- 19,173,875	- 19,948,226	- 20,713,625	- 21,470,074
20	Strategic scale site - low density	750	£12,333,333	- 22,967,606	- 24,145,372	- 25,310,030	- 26,461,584	- 27,600,029	- 28,725,369	- 29,837,602
21	Strategic scale site - medium density	750	£10,571,429	- 22,967,606	- 24,145,372	- 25,310,030	- 26,461,584	- 27,600,029	- 28,725,369	- 29,837,602
22	Strategic scale site - medium density	1,500	£21,142,857	- 37,147,702	- 39,381,720	- 41,591,070	- 43,775,754	- 45,935,770	- 48,071,119	- 50,181,800
23	Strategic scale site - medium density	3,300	£53,670,330	- 62,746,799	- 67,296,053	- 71,795,468	- 76,245,043	- 80,644,776	- 84,994,671	- 89,294,725
24	Housing for Elderly (C3) - high density	40	£185,000	- 2,169,068	- 2,196,272	- 2,223,476	- 2,250,681	- 2,277,885	- 2,305,089	- 2,332,295
25	Housing for Elderly (C3) - high density	60	£277,500	- 3,280,049	- 3,319,401	- 3,358,753	- 3,398,105	- 3,437,456	- 3,476,808	- 3,516,160
26	Housing for Elderly (C2) extra care	70	£323,750	- 4,225,567	- 4,266,731	- 4,307,896	- 4,349,062	- 4,390,226	- 4,431,392	- 4,472,556
27	Retail (comparison)	-	£123,299	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£46,236	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£308,290	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£138,799	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£370,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£370,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£123,339	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328	4,399,328
34	Offices	-	£82,224	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160	5,499,160
35	Offices	-	£77,093	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991	6,598,991
36	Industrial (40% plot ratio)	-	£370,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£370,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£370,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£42,047	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£42,067	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£42,413	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£252,469	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£111,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
44	Leisure use	-	£111,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
45	Leisure use	-	£111,000	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
46	Community use	-	£147,972	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125	- 3,355,125
47	Community use	-	£184,970	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907	- 4,193,907
48	Community use	-	£221,965	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688	- 5,032,688

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) **£247,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£45,741	- 30,361	- 38,568	- 46,683	- 54,707	- 62,637	- 70,476	- 78,222
2	Residential Small site - medium density	5	£39,206	- 30,361	- 38,568	- 46,683	- 54,707	- 62,637	- 70,476	- 78,222
3	Residential Small site - higher density (flats)	5	£15,247	- 259,114	- 264,442	- 269,696	- 274,876	- 279,981	- 285,012	- 289,969
4	Residential Small site - low density	10	£91,481	- 60,721	- 77,136	- 93,367	- 109,413	- 125,275	- 140,952	- 156,445
5	Residential Small site - medium density	10	£78,413	- 60,721	- 77,136	- 93,367	- 109,413	- 125,275	- 140,952	- 156,445
6	Residential Small site - higher density	10	£74,174	- 60,721	- 77,136	- 93,367	- 109,413	- 125,275	- 140,952	- 156,445
7	Residential Medium site - low density	25	£228,704	- 151,802	- 192,840	- 233,417	- 273,532	- 313,186	- 352,379	- 391,111
8	Residential Medium site - medium density	25	£196,032	- 151,802	- 192,840	- 233,417	- 273,532	- 313,186	- 352,379	- 391,111
9	Residential Medium site - higher density	25	£185,435	- 151,802	- 192,840	- 233,417	- 273,532	- 313,186	- 352,379	- 391,111
10	Residential Medium site - low density	50	£457,407	- 226,022	- 310,236	- 393,507	- 475,836	- 557,222	- 637,667	- 717,168
11	Residential Medium site - medium density	50	£392,063	- 226,022	- 310,236	- 393,507	- 475,836	- 557,222	- 637,667	- 717,168
12	Residential Medium site - higher density	50	£370,871	- 226,022	- 224,654	- 223,320	- 222,021	- 220,758	- 219,530	- 218,337
13	Residential Large site - low density	100	£914,815	- 642,346	- 800,409	- 956,693	- 1,111,199	- 1,263,926	- 1,414,874	- 1,564,043
14	Residential Large site - medium density	100	£784,127	- 642,346	- 800,409	- 956,693	- 1,111,199	- 1,263,926	- 1,414,874	- 1,564,043
15	Residential Large site - high density	100	£741,742	- 642,346	- 800,409	- 956,693	- 1,111,199	- 1,263,926	- 1,414,874	- 1,564,043
16	Residential Large site - low density	200	£1,829,630	- 1,539,143	- 1,828,757	- 2,119,882	- 2,407,678	- 2,692,144	- 2,973,282	- 3,251,091
17	Residential Large site - medium density	200	£1,568,254	- 1,539,143	- 1,828,757	- 2,119,882	- 2,407,678	- 2,692,144	- 2,973,282	- 3,251,091
18	Strategic scale site - low density	500	£5,488,889	- 16,797,115	- 17,598,320	- 18,390,574	- 19,173,875	- 19,948,226	- 20,713,625	- 21,470,074
19	Strategic scale site - medium density	500	£4,704,762	- 16,797,115	- 17,598,320	- 18,390,574	- 19,173,875	- 19,948,226	- 20,713,625	- 21,470,074
20	Strategic scale site - low density	750	£8,233,333	- 22,967,606	- 24,145,372	- 25,310,030	- 26,461,584	- 27,600,029	- 28,725,369	- 29,837,602
21	Strategic scale site - medium density	750	£7,057,143	- 22,967,606	- 24,145,372	- 25,310,030	- 26,461,584	- 27,600,029	- 28,725,369	- 29,837,602
22	Strategic scale site - medium density	1,500	£14,114,286	- 37,147,702	- 39,381,720	- 41,591,070	- 43,775,754	- 45,935,770	- 48,071,119	- 50,181,800
23	Strategic scale site - medium density	3,300	£35,828,571	- 62,746,799	- 67,296,053	- 71,795,468	- 76,245,043	- 80,644,776	- 84,994,671	- 89,294,725
24	Housing for Elderly (C3) - high density	40	£123,500	- 2,169,068	- 2,196,272	- 2,223,476	- 2,250,681	- 2,277,885	- 2,305,089	- 2,332,295
25	Housing for Elderly (C3) - high density	60	£185,250	- 3,280,049	- 3,319,401	- 3,358,753	- 3,398,105	- 3,437,456	- 3,476,808	- 3,516,160
26	Housing for Elderly (C2) extra care	70	£216,125	- 4,225,567	- 4,266,731	- 4,307,896	- 4,349,062	- 4,390,226	- 4,431,392	- 4,472,556
27	Retail (comparison)	-	£82,311	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£30,865	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£205,804	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£92,658	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£247,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£247,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£82,337	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328	- 4,399,328
34	Offices	-	£54,890	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160	- 5,499,160
35	Offices	-	£51,464	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991	- 6,598,991
36	Industrial (40% plot ratio)	-	£247,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£247,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£247,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£28,069	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£28,082	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£28,313	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£168,540	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£74,100	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
44	Leisure use	-	£74,100	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344	- 2,516,344
45	Leisure use	-	£74,100	- 2,516,344	-

NORTH EAST LINCOLNSHIRE LOCAL PLAN Sales value £2,431 psm AH tenure Rented 80% SO 0% Frst Hms 20%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) **£1,027,075** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£190,199	14,464	4,262	-5,923	-16,063	-26,089	-36,001	-45,800
2	Residential Small site - medium density	5	£163,028	14,464	4,262	-5,923	-16,063	-26,089	-36,001	-45,800
3	Residential Small site - higher density (flats)	5	£63,400	-220,812	-227,977	-235,049	-242,028	-248,915	-255,709	-262,411
4	Residential Small site - low density	10	£380,398	28,927	8,525	-11,845	-32,126	-52,179	-72,004	-91,600
5	Residential Small site - medium density	10	£326,055	28,927	8,525	-11,845	-32,126	-52,179	-72,004	-91,600
6	Residential Small site - higher density	10	£308,431	28,927	8,525	-11,845	-32,126	-52,179	-72,004	-91,600
7	Residential Medium site - low density	25	£950,995	72,319	21,311	-29,612	-80,314	-130,446	-180,008	-229,001
8	Residential Medium site - medium density	25	£815,139	72,319	21,311	-29,612	-80,314	-130,446	-180,008	-229,001
9	Residential Medium site - higher density	25	£771,077	72,319	21,311	-29,612	-80,314	-130,446	-180,008	-229,001
10	Residential Medium site - low density	50	£1,901,990	217,692	113,728	10,903	-92,265	-194,454	-295,486	-395,358
11	Residential Medium site - medium density	50	£1,630,277	217,692	113,728	10,903	-92,265	-194,454	-295,486	-395,358
12	Residential Medium site - higher density	50	£1,542,154	217,692	216,540	215,354	214,133	212,876	211,586	210,261
13	Residential Large site - low density	100	£3,803,980	235,195	38,077	-159,438	-355,371	-549,099	-740,623	-929,942
14	Residential Large site - medium density	100	£3,260,555	235,195	38,077	-159,438	-355,371	-549,099	-740,623	-929,942
15	Residential Large site - high density	100	£3,084,308	235,195	38,077	-159,438	-355,371	-549,099	-740,623	-929,942
16	Residential Large site - low density	200	£7,607,961	140,759	-226,589	-592,156	-953,644	-1,311,050	-1,664,374	-2,019,984
17	Residential Large site - medium density	200	£6,521,109	140,759	-226,589	-592,156	-953,644	-1,311,050	-1,664,374	-2,019,984
18	Strategic scale site - low density	500	£22,823,883	-12,549,829	-13,554,865	-14,548,897	-15,531,925	-16,503,950	-17,464,971	-18,414,987
19	Strategic scale site - medium density	500	£19,563,328	-12,549,829	-13,554,865	-14,548,897	-15,531,925	-16,503,950	-17,464,971	-18,414,987
20	Strategic scale site - low density	750	£34,235,824	-16,870,700	-18,341,220	-19,795,686	-21,234,096	-22,656,451	-24,062,752	-25,452,997
21	Strategic scale site - medium density	750	£29,344,992	-16,870,700	-18,341,220	-19,795,686	-21,234,096	-22,656,451	-24,062,752	-25,452,997
22	Strategic scale site - medium density	1,500	£58,689,984	-26,137,937	-28,891,139	-31,624,924	-34,328,706	-37,002,485	-39,646,259	-42,260,030
23	Strategic scale site - medium density	3,300	£148,982,267	-41,713,906	-46,971,733	-52,488,538	-57,945,149	-63,341,567	-68,677,791	-73,953,821
24	Housing for Elderly (C3) - high density	40	£513,536	-1,982,293	-2,017,440	-2,052,586	-2,087,733	-2,122,880	-2,158,025	-2,193,172
25	Housing for Elderly (C3) - high density	60	£770,306	-3,001,959	-3,053,137	-3,104,315	-3,155,493	-3,206,671	-3,257,850	-3,309,028
26	Housing for Elderly (C2) extra care	70	£898,690	-3,924,991	-3,978,940	-4,032,890	-4,086,839	-4,140,787	-4,194,736	-4,248,685
27	Retail (comparison)	-	£342,264	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£128,345	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£855,775	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£385,290	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£1,027,075	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£1,027,075	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£342,374	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£228,245	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£213,999	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£1,027,075	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£1,027,075	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£1,027,075	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£116,717	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£116,772	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£117,732	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£700,824	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£410,753	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£513,455	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£616,147	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) **£500,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£92,593	14,464	4,262	-5,923	-16,063	-26,089	-36,001	-45,800
2	Residential Small site - medium density	5	£79,365	14,464	4,262	-5,923	-16,063	-26,089	-36,001	-45,800
3	Residential Small site - higher density (flats)	5	£30,864	-220,812	-227,977	-235,049	-242,028	-248,915	-255,709	-262,411
4	Residential Small site - low density	10	£185,185	28,927	8,525	-11,845	-32,126	-52,179	-72,004	-91,600
5	Residential Small site - medium density	10	£158,730	28,927	8,525	-11,845	-32,126	-52,179	-72,004	-91,600
6	Residential Small site - higher density	10	£150,150	28,927	8,525	-11,845	-32,126	-52,179	-72,004	-91,600
7	Residential Medium site - low density	25	£462,963	72,319	21,311	-29,612	-80,314	-130,446	-180,008	-229,001
8	Residential Medium site - medium density	25	£396,825	72,319	21,311	-29,612	-80,314	-130,446	-180,008	-229,001
9	Residential Medium site - higher density	25	£375,375	72,319	21,311	-29,612	-80,314	-130,446	-180,008	-229,001
10	Residential Medium site - low density	50	£925,926	217,692	113,728	10,903	-92,265	-194,454	-295,486	-395,358
11	Residential Medium site - medium density	50	£793,651	217,692	113,728	10,903	-92,265	-194,454	-295,486	-395,358
12	Residential Medium site - higher density	50	£750,751	217,692	216,540	215,354	214,133	212,876	211,586	210,261
13	Residential Large site - low density	100	£1,851,852	235,195	38,077	-159,438	-355,371	-549,099	-740,623	-929,942
14	Residential Large site - medium density	100	£1,587,302	235,195	38,077	-159,438	-355,371	-549,099	-740,623	-929,942
15	Residential Large site - high density	100	£1,501,502	235,195	38,077	-159,438	-355,371	-549,099	-740,623	-929,942
16	Residential Large site - low density	200	£3,703,704	140,759	-226,589	-592,156	-953,644	-1,311,050	-1,664,374	-2,019,984
17	Residential Large site - medium density	200	£3,174,603	140,759	-226,589	-592,156	-953,644	-1,311,050	-1,664,374	-2,019,984
18	Strategic scale site - low density	500	£11,111,111	-12,549,829	-13,554,865	-14,548,897	-15,531,925	-16,503,950	-17,464,971	-18,414,987
19	Strategic scale site - medium density	500	£9,523,810	-12,549,829	-13,554,865	-14,548,897	-15,531,925	-16,503,950	-17,464,971	-18,414,987
20	Strategic scale site - low density	750	£16,666,667	-16,870,700	-18,341,220	-19,795,686	-21,234,096	-22,656,451	-24,062,752	-25,452,997
21	Strategic scale site - medium density	750	£14,285,714	-16,870,700	-18,341,220	-19,795,686	-21,234,096	-22,656,451	-24,062,752	-25,452,997
22	Strategic scale site - medium density	1,500	£28,571,429	-26,137,937	-28,891,139	-31,624,924	-34,328,706	-37,002,485	-39,646,259	-42,260,030
23	Strategic scale site - medium density	3,300	£72,527,473	-41,713,906	-46,971,733	-52,488,538	-57,945,149	-63,341,567	-68,677,791	-73,953,821
24	Housing for Elderly (C3) - high density	40	£249,999	-1,982,293	-2,017,440	-2,052,586	-2,087,733	-2,122,880	-2,158,025	-2,193,172
25	Housing for Elderly (C3) - high density	60	£375,000	-3,001,959	-3,053,137	-3,104,315	-3,155,493	-3,206,671	-3,257,850	-3,309,028
26	Housing for Elderly (C2) extra care	70	£437,500	-3,924,991	-3,978,940	-4,032,890	-4,086,839	-4,140,787	-4,194,736	-4,248,685
27	Retail (comparison)	-	£166,621	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£62,481	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£416,608	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£187,566	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£500,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£500,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£166,674	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£111,114	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£104,179	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£500,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£500,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£500,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£56,820	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£56,847	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£57,314	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£341,175	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£199,963	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£249,960	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£299,952	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£68,519	14,464	4,262	-5,923	-16,063	-26,089	-36,001	-45,800
2	Residential Small site - medium density	5	£58,730	14,464	4,262	-5,923	-16,063	-26,089	-36,001	-45,800
3	Residential Small site - higher density (flats)	5	£22,840	-220,812	-227,977	-235,049	-242,028	-248,915	-255,709	-262,411
4	Residential Small site - low density	10	£137,037	28,927	8,525	-11,845	-32,126	-52,179	-72,004	-91,600
5	Residential Small site - medium density	10	£117,460	28,927	8,525	-11,845	-32,126	-52,179	-72,004	-91,600
6	Residential Small site - higher density	10	£111,111	28,927	8,525	-11,845	-32,126	-52,179	-72,004	-91,600
7	Residential Medium site - low density	25	£342,593	72,319	21,311	-29,612	-80,314	-130,446	-180,008	-229,001
8	Residential Medium site - medium density	25	£293,651	72,319	21,311	-29,612	-80,314	-130,446	-180,008	-229,001
9	Residential Medium site - higher density	25	£277,778	72,319	21,311	-29,612	-80,314	-130,446	-180,008	-229,001
10	Residential Medium site - low density	50	£685,185	217,692	113,728	10,903	-92,265	-194,454	-295,486	-395,358
11	Residential Medium site - medium density	50	£587,302	217,692	113,728	10,903	-92,265	-194,454	-295,486	-395,358
12	Residential Medium site - higher density	50	£555,556	217,692	216,540	215,354	214,133	212,876	211,586	210,261
13	Residential Large site - low density	100	£1,370,370	235,195	38,077	-159,438	-355,371	-549,099	-740,623	-929,942
14	Residential Large site - medium density	100	£1,174,603	235,195	38,077	-159,438	-355,371	-549,099	-740,623	-929,942
15	Residential Large site - high density	100	£1,111,111	235,195	38,077	-159,438	-355,371	-549,099	-740,623	-929,942
16	Residential Large site - low density	200	£2,740,741	140,759	-226,589	-592,156	-953,644	-1,311,050	-1,664,374	-2,019,984
17	Residential Large site - medium density	200	£2,349,206	140,759	-226,589	-592,156	-953,644	-1,311,050	-1,664,374	-2,019,984
18	Strategic scale site - low density	500	£8,222,222	-12,549,829	-13,554,865	-14,548,897	-15,531,925	-16,503,950	-17,464,971	-18,414,987
19	Strategic scale site - medium density	500	£7,047,619	-12,549,829	-13,554,865	-14,548,897	-15,531,925	-16,503,950	-17,464,971	-18,414,987
20	Strategic scale site - low density	750	£12,333,333	-16,870,700	-18,341,220	-19,795,686	-21,234,096	-22,656,451	-24,062,752	-25,452,997
21	Strategic scale site - medium density	750	£10,571,429	-16,870,700	-18,341,220	-19,795,686	-21,234,096	-22,656,451	-24,062,752	-25,452,997
22	Strategic scale site - medium density	1,500	£21,142,857	-26,137,937	-28,891,139	-31,624,924	-34,328,706	-37,002,485	-39,646,259	-42,260,030
23	Strategic scale site - medium density	3,300	£53,670,330	-41,713,906	-46,971,733	-52,488,538	-57,945,149	-63,341,567	-68,677,791	-73,953,821
24	Housing for Elderly (C3) - high density	40	£185,000	-1,982,293	-2,017,440	-2,052,586	-2,087,733	-2,122,880	-2,158,025	-2,193,172
25	Housing for Elderly (C3) - high density	60	£277,500	-3,001,959	-3,053,137	-3,104,315	-3,155,493	-3,206,671	-3,257,850	-3,309,028
26	Housing for Elderly (C2) extra care	70	£323,750	-3,924,991	-3,978,940	-4,032,890	-4,086,839	-4,140,787	-4,194,736	-4,248,685
27	Retail (comparison)	-	£123,299	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£46,236	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£308,290	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£138,799	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£370,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£370,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£123,330	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£82,224	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£77,093	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£370,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£370,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£370,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£42,047	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£42,067	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£42,413	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£252,469	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£147,972	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£184,970	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£221,965	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) **£247,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£45,741	14,464	4,262	-5,923	-16,063	-26,089	-36,001	-45,800
2	Residential Small site - medium density	5	£39,206	14,464	4,262	-5,923	-16,063	-26,089	-36,001	-45,800
3	Residential Small site - higher density (flats)	5	£15,247	-220,812	-227,977	-235,049	-242,028	-248,915	-255,709	-262,411
4	Residential Small site - low density	10	£91,481	28,927	8,525	-11,845	-32,126	-52,179	-72,004	-91,600
5	Residential Small site - medium density	10	£78,413	28,927	8,525	-11,845	-32,126	-52,179	-72,004	-91,600
6	Residential Small site - higher density	10	£74,174	28,927	8,525	-11,845	-32,126	-52,179	-72,004	-91,600
7	Residential Medium site - low density	25	£228,704	72,319	21,311	-29,612	-80,314	-130,446	-180,008	-229,001
8	Residential Medium site - medium density	25	£196,032	72,319	21,311	-29,612	-80,314	-130,446	-180,008	-229,001
9	Residential Medium site - higher density	25	£185,435	72,319	21,311	-29,612	-80,314	-130,446	-180,008	-229,001
10	Residential Medium site - low density	50	£457,407	217,692	113,728	10,903	-92,265	-194,454	-295,486	-395,358
11	Residential Medium site - medium density	50	£392,063	217,692	113,728	10,903	-92,265	-194,454	-295,486	-395,358
12	Residential Medium site - higher density	50	£370,871	217,692	216,540	215,354	214,133	212,876	211,586	210,261
13	Residential Large site - low density	100	£914,815	235,195	38,077	-159,438	-355,371	-549,099	-740,623	-929,942
14	Residential Large site - medium density	100	£784,127	235,195	38,077	-159,438	-355,371	-549,099	-740,623	-929,942
15	Residential Large site - high density	100	£741,742	235,195	38,077	-159,438	-355,371	-549,099	-740,623	-929,942
16	Residential Large site - low density	200	£1,829,630	140,759	-226,589	-592,156	-953,644	-1,311,050	-1,664,374	-2,019,984
17	Residential Large site - medium density	200	£1,568,254	140,759	-226,589	-592,156	-953,644	-1,311,050	-1,664,374	-2,019,984
18	Strategic scale site - low density	500	£5,488,889	-12,549,829	-13,554,865	-14,548,897	-15,531,925	-16,503,950	-17,464,971	-18,414,987
19	Strategic scale site - medium density	500	£4,704,762	-12,549,829	-13,554,865	-14,548,897	-15,531,925	-16,503,950	-17,464,971	-18,414,987
20	Strategic scale site - low density	750	£8,233,333	-16,870,700	-18,341,220	-19,795,686	-21,234,096	-22,656,451	-24,062,752	-25,452,997
21	Strategic scale site - medium density	750	£7,057,143	-16,870,700	-18,341,220	-19,795,686	-21,234,096	-22,656,451	-24,062,752	-25,452,997
22	Strategic scale site - medium density	1,500	£14,114,286	-26,137,937	-28,891,139	-31,624,924	-34,328,706	-37,002,485	-39,646,259	-42,260,030
23	Strategic scale site - medium density	3,300	£35,828,571	-41,713,906	-46,971,733	-52,488,538	-57,945,149	-63,341,567	-68,677,791	-73,953,821
24	Housing for Elderly (C3) - high density	40	£123,500	-1,982,293	-2,017,440	-2,052,586	-2,087,733	-2,122,880	-2,158,025	-2,193,172
25	Housing for Elderly (C3) - high density	60	£185,250	-3,001,959	-3,053,137	-3,104,315	-3,155,493	-3,206,671	-3,257,850	-3,309,028
26	Housing for Elderly (C2) extra care	70	£216,125	-3,924,991	-3,978,940	-4,032,890	-4,086,839	-4,140,787	-4,194,736	-4,248,685
27	Retail (comparison)	-	£82,311	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£30,865	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£205,804	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£92,658	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£247,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£247,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£82,337	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£54,890	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£51,464	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£247,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£247,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£247,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£28,069	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£28,082	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£28,313	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£168,540	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£98,781	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£123,480	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£148,176	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

NORTH EAST LINCOLNSHIRE LOCAL PLAN Sales value £2,565 psm AH tenure Rented 80% SO 0% Frst Hms 20%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) **£1,027,075** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£190,199	58,800	46,472	34,278	22,217	10,290	-1,528	-13,378
2	Residential Small site - medium density	5	£163,028	58,800	46,472	34,278	22,217	10,290	-1,528	-13,378
3	Residential Small site - higher density (flats)	5	£63,400	-182,510	-191,512	-200,402	-209,181	-217,849	-226,406	-234,852
4	Residential Small site - low density	10	£380,398	117,599	92,944	68,556	44,435	20,581	-3,055	-26,756
5	Residential Small site - medium density	10	£326,055	117,599	92,944	68,556	44,435	20,581	-3,055	-26,756
6	Residential Small site - higher density	10	£308,431	117,599	92,944	68,556	44,435	20,581	-3,055	-26,756
7	Residential Medium site - low density	25	£950,995	293,998	232,360	171,389	111,087	51,452	-7,638	-66,890
8	Residential Medium site - medium density	25	£815,139	293,998	232,360	171,389	111,087	51,452	-7,638	-66,890
9	Residential Medium site - higher density	25	£771,077	293,998	232,360	171,389	111,087	51,452	-7,638	-66,890
10	Residential Medium site - low density	50	£1,901,990	657,770	532,700	408,983	286,617	165,604	45,944	-73,549
11	Residential Medium site - medium density	50	£1,630,277	657,770	532,700	408,983	286,617	165,604	45,944	-73,549
12	Residential Medium site - higher density	50	£1,542,154	657,770	654,119	650,433	646,713	642,958	639,168	635,345
13	Residential Large site - low density	100	£3,803,980	1,102,399	863,682	627,554	394,013	163,060	-66,372	-295,841
14	Residential Large site - medium density	100	£3,260,555	1,102,399	863,682	627,554	394,013	163,060	-66,372	-295,841
15	Residential Large site - high density	100	£3,084,308	1,102,399	863,682	627,554	394,013	163,060	-66,372	-295,841
16	Residential Large site - low density	200	£7,607,961	1,795,893	1,352,780	914,484	481,001	52,335	-377,593	-803,484
17	Residential Large site - medium density	200	£6,521,109	1,795,893	1,352,780	914,484	481,001	52,335	-377,593	-803,484
18	Strategic scale site - low density	500	£22,823,883	-8,302,544	-9,511,411	-10,707,222	-11,889,976	-13,059,674	-14,216,316	-15,359,901
19	Strategic scale site - medium density	500	£19,563,328	-8,302,544	-9,511,411	-10,707,222	-11,889,976	-13,059,674	-14,216,316	-15,359,901
20	Strategic scale site - low density	750	£34,235,824	-10,841,086	-12,552,238	-14,281,341	-16,006,609	-17,712,873	-19,400,135	-21,068,393
21	Strategic scale site - medium density	750	£29,344,992	-10,841,086	-12,552,238	-14,281,341	-16,006,609	-17,712,873	-19,400,135	-21,068,393
22	Strategic scale site - medium density	1,500	£58,689,984	-16,099,813	-18,917,856	-21,822,047	-24,881,658	-28,069,199	-31,221,399	-34,338,260
23	Strategic scale site - medium density	3,300	£148,982,267	-24,858,317	-29,528,017	-34,436,465	-39,820,716	-46,038,358	-52,360,911	-58,612,917
24	Housing for Elderly (C3) - high density	40	£513,536	-1,795,519	-1,838,609	-1,881,697	-1,924,785	-1,967,873	-2,010,962	-2,054,051
25	Housing for Elderly (C3) - high density	60	£770,306	-2,723,868	-2,786,873	-2,849,877	-2,912,881	-2,975,886	-3,038,890	-3,101,894
26	Housing for Elderly (C2) extra care	70	£898,690	-3,624,417	-3,691,150	-3,757,883	-3,824,615	-3,891,348	-3,958,081	-4,024,813
27	Retail (comparison)	-	£342,264	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£128,345	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£855,775	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£385,290	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£1,027,075	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£1,027,075	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£342,374	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£228,245	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£213,999	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£1,027,075	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£1,027,075	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£1,027,075	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£116,717	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£116,772	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£117,732	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£700,824	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£410,753	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£513,455	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£616,147	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) **£500,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£92,593	58,800	46,472	34,278	22,217	10,290	-1,528	-13,378
2	Residential Small site - medium density	5	£79,365	58,800	46,472	34,278	22,217	10,290	-1,528	-13,378
3	Residential Small site - higher density (flats)	5	£30,864	-182,510	-191,512	-200,402	-209,181	-217,849	-226,406	-234,852
4	Residential Small site - low density	10	£185,185	117,599	92,944	68,556	44,435	20,581	-3,055	-26,756
5	Residential Small site - medium density	10	£158,730	117,599	92,944	68,556	44,435	20,581	-3,055	-26,756
6	Residential Small site - higher density	10	£150,150	117,599	92,944	68,556	44,435	20,581	-3,055	-26,756
7	Residential Medium site - low density	25	£462,963	293,998	232,360	171,389	111,087	51,452	-7,638	-66,890
8	Residential Medium site - medium density	25	£396,825	293,998	232,360	171,389	111,087	51,452	-7,638	-66,890
9	Residential Medium site - higher density	25	£375,375	293,998	232,360	171,389	111,087	51,452	-7,638	-66,890
10	Residential Medium site - low density	50	£925,926	657,770	532,700	408,983	286,617	165,604	45,944	-73,549
11	Residential Medium site - medium density	50	£793,651	657,770	532,700	408,983	286,617	165,604	45,944	-73,549
12	Residential Medium site - higher density	50	£750,751	657,770	654,119	650,433	646,713	642,958	639,168	635,345
13	Residential Large site - low density	100	£1,851,852	1,102,399	863,682	627,554	394,013	163,060	-66,372	-295,841
14	Residential Large site - medium density	100	£1,587,302	1,102,399	863,682	627,554	394,013	163,060	-66,372	-295,841
15	Residential Large site - high density	100	£1,501,502	1,102,399	863,682	627,554	394,013	163,060	-66,372	-295,841
16	Residential Large site - low density	200	£3,703,704	1,795,893	1,352,780	914,484	481,001	52,335	-377,593	-803,484
17	Residential Large site - medium density	200	£3,174,603	1,795,893	1,352,780	914,484	481,001	52,335	-377,593	-803,484
18	Strategic scale site - low density	500	£11,111,111	-8,302,544	-9,511,411	-10,707,222	-11,889,976	-13,059,674	-14,216,316	-15,359,901
19	Strategic scale site - medium density	500	£9,523,810	-8,302,544	-9,511,411	-10,707,222	-11,889,976	-13,059,674	-14,216,316	-15,359,901
20	Strategic scale site - low density	750	£16,666,667	-10,841,086	-12,552,238	-14,281,341	-16,006,609	-17,712,873	-19,400,135	-21,068,393
21	Strategic scale site - medium density	750	£14,285,714	-10,841,086	-12,552,238	-14,281,341	-16,006,609	-17,712,873	-19,400,135	-21,068,393
22	Strategic scale site - medium density	1,500	£28,571,429	-16,099,813	-18,917,856	-21,822,047	-24,881,658	-28,069,199	-31,221,399	-34,338,260
23	Strategic scale site - medium density	3,300	£72,527,473	-24,858,317	-29,528,017	-34,436,465	-39,820,716	-46,038,358	-52,360,911	-58,612,917
24	Housing for Elderly (C3) - high density	40	£249,999	-1,795,519	-1,838,609	-1,881,697	-1,924,785	-1,967,873	-2,010,962	-2,054,051
25	Housing for Elderly (C3) - high density	60	£375,000	-2,723,868	-2,786,873	-2,849,877	-2,912,881	-2,975,886	-3,038,890	-3,101,894
26	Housing for Elderly (C2) extra care	70	£437,500	-3,624,417	-3,691,150	-3,757,883	-3,824,615	-3,891,348	-3,958,081	-4,024,813
27	Retail (comparison)	-	£166,621	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£62,481	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£416,608	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£187,566	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£500,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£500,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£166,674	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£111,114	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£104,179	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£500,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£500,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£500,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£56,820	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£56,847	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£57,314	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£341,175	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£199,963	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£249,960	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£299,952	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£68,519	58,800	46,472	34,278	22,217	10,290	-1,528	-13,378
2	Residential Small site - medium density	5	£58,730	58,800	46,472	34,278	22,217	10,290	-1,528	-13,378
3	Residential Small site - higher density (flats)	5	£22,840	-182,510	-191,512	-200,402	-209,181	-217,849	-226,406	-234,852
4	Residential Small site - low density	10	£137,037	117,599	92,944	68,556	44,435	20,581	-3,055	-26,756
5	Residential Small site - medium density	10	£117,460	117,599	92,944	68,556	44,435	20,581	-3,055	-26,756
6	Residential Small site - higher density	10	£111,111	117,599	92,944	68,556	44,435	20,581	-3,055	-26,756
7	Residential Medium site - low density	25	£342,593	293,998	232,360	171,389	111,087	51,452	-7,638	-66,890
8	Residential Medium site - medium density	25	£293,651	293,998	232,360	171,389	111,087	51,452	-7,638	-66,890
9	Residential Medium site - higher density	25	£277,778	293,998	232,360	171,389	111,087	51,452	-7,638	-66,890
10	Residential Medium site - low density	50	£685,185	657,770	532,700	408,983	286,617	165,604	45,944	-73,549
11	Residential Medium site - medium density	50	£587,302	657,770	532,700	408,983	286,617	165,604	45,944	-73,549
12	Residential Medium site - higher density	50	£555,556	657,770	654,119	650,433	646,713	642,958	639,168	635,345
13	Residential Large site - low density	100	£1,370,370	1,102,399	863,682	627,554	394,013	163,060	-66,372	-295,841
14	Residential Large site - medium density	100	£1,174,603	1,102,399	863,682	627,554	394,013	163,060	-66,372	-295,841
15	Residential Large site - high density	100	£1,111,111	1,102,399	863,682	627,554	394,013	163,060	-66,372	-295,841
16	Residential Large site - low density	200	£2,740,741	1,795,893	1,352,780	914,484	481,001	52,335	-377,593	-803,484
17	Residential Large site - medium density	200	£2,349,206	1,795,893	1,352,780	914,484	481,001	52,335	-377,593	-803,484
18	Strategic scale site - low density	500	£8,222,222	-8,302,544	-9,511,411	-10,707,222	-11,889,976	-13,059,674	-14,216,316	-15,359,901
19	Strategic scale site - medium density	500	£7,047,619	-8,302,544	-9,511,411	-10,707,222	-11,889,976	-13,059,674	-14,216,316	-15,359,901
20	Strategic scale site - low density	750	£12,333,333	-10,841,086	-12,552,238	-14,281,341	-16,006,609	-17,712,873	-19,400,135	-21,068,393
21	Strategic scale site - medium density	750	£10,571,429	-10,841,086	-12,552,238	-14,281,341	-16,006,609	-17,712,873	-19,400,135	-21,068,393
22	Strategic scale site - medium density	1,500	£21,142,857	-16,099,813	-18,917,856	-21,822,047	-24,881,658	-28,069,199	-31,221,399	-34,338,260
23	Strategic scale site - medium density	3,300	£53,670,330	-24,858,317	-29,528,017	-34,436,465	-39,820,716	-46,038,358	-52,360,911	-58,612,917
24	Housing for Elderly (C3) - high density	40	£185,000	-1,795,519	-1,838,609	-1,881,697	-1,924,785	-1,967,873	-2,010,962	-2,054,051
25	Housing for Elderly (C3) - high density	60	£277,500	-2,723,868	-2,786,873	-2,849,877	-2,912,881	-2,975,886	-3,038,890	-3,101,894
26	Housing for Elderly (C2) extra care	70	£323,750	-3,624,417	-3,691,150	-3,757,883	-3,824,615	-3,891,348	-3,958,081	-4,024,813
27	Retail (comparison)	-	£123,299	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£46,236	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£308,290	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£138,799	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£370,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£370,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£123,339	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£82,224	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£77,093	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£370,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£370,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£370,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£42,047	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£42,067	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£42,413	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£252,469	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£147,972	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£184,970	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£221,965	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) **£247,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£45,741	58,800	46,472	34,278	22,217	10,290	-1,528	-13,378
2	Residential Small site - medium density	5	£39,206	58,800	46,472	34,278	22,217	10,290	-1,528	-13,378
3	Residential Small site - higher density (flats)	5	£15,247	-182,510	-191,512	-200,402	-209,181	-217,849	-226,406	-234,852
4	Residential Small site - low density	10	£91,481	117,599	92,944	68,556	44,435	20,581	-3,055	-26,756
5	Residential Small site - medium density	10	£78,413	117,599	92,944	68,556	44,435	20,581	-3,055	-26,756
6	Residential Small site - higher density	10	£74,174	117,599	92,944	68,556	44,435	20,581	-3,055	-26,756
7	Residential Medium site - low density	25	£228,704	293,998	232,360	171,389	111,087	51,452	-7,638	-66,890
8	Residential Medium site - medium density	25	£196,032	293,998	232,360	171,389	111,087	51,452	-7,638	-66,890
9	Residential Medium site - higher density	25	£185,435	293,998	232,360	171,389	111,087	51,452	-7,638	-66,890
10	Residential Medium site - low density	50	£457,407	657,770	532,700	408,983	286,617	165,604	45,944	-73,549
11	Residential Medium site - medium density	50	£392,063	657,770	532,700	408,983	286,617	165,604	45,944	-73,549
12	Residential Medium site - higher density	50	£370,871	657,770	654,119	650,433	646,713	642,958	639,168	635,345
13	Residential Large site - low density	100	£914,815	1,102,399	863,682	627,554	394,013	163,060	-66,372	-295,841
14	Residential Large site - medium density	100	£784,127	1,102,399	863,682	627,554	394,013	163,060	-66,372	-295,841
15	Residential Large site - high density	100	£741,742	1,102,399	863,682	627,554	394,013	163,060	-66,372	-295,841
16	Residential Large site - low density	200	£1,829,630	1,795,893	1,352,780	914,484	481,001	52,335	-377,593	-803,484
17	Residential Large site - medium density	200	£1,568,254	1,795,893	1,352,780	914,484	481,001	52,335	-377,593	-803,484
18	Strategic scale site - low density	500	£5,488,889	-8,302,544	-9,511,411	-10,707,222	-11,889,976	-13,059,674	-14,216,316	-15,359,901
19	Strategic scale site - medium density	500	£4,704,762	-8,302,544	-9,511,411	-10,707,222	-11,889,976	-13,059,674	-14,216,316	-15,359,901
20	Strategic scale site - low density	750	£8,233,333	-10,841,086	-12,552,238	-14,281,341	-16,006,609	-17,712,873	-19,400,135	-21,068,393
21	Strategic scale site - medium density	750	£7,057,143	-10,841,086	-12,552,238	-14,281,341	-16,006,609	-17,712,873	-19,400,135	-21,068,393
22	Strategic scale site - medium density	1,500	£14,114,286	-16,099,813	-18,917,856	-21,822,047	-24,881,658	-28,069,199	-31,221,399	-34,338,260
23	Strategic scale site - medium density	3,300	£35,828,571	-24,858,317	-29,528,017	-34,436,465	-39,820,716	-46,038,358	-52,360,911	-58,612,917
24	Housing for Elderly (C3) - high density	40	£123,500	-1,795,519	-1,838,609	-1,881,697	-1,924,785	-1,967,873	-2,010,962	-2,054,051
25	Housing for Elderly (C3) - high density	60	£185,250	-2,723,868	-2,786,873	-2,849,877	-2,912,881	-2,975,886	-3,038,890	-3,101,894
26	Housing for Elderly (C2) extra care	70	£216,125	-3,624,417	-3,691,150	-3,757,883	-3,824,615	-3,891,348	-3,958,081	-4,024,813
27	Retail (comparison)	-	£82,311	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£30,865	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£205,804	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£92,658	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£247,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£247,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£82,337	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£54,890	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£51,464	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£247,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£247,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£247,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£28,069	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£28,082	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£28,313	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£168,540	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£98,781	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£123,480	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£148,176	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

NORTH EAST LINCOLNSHIRE LOCAL PLAN Sales value £2,698 psm AH tenure Rented 80% SO 0% Frst Hms 20%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) **£1,027,075** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£190,199	103,135	88,682	74,383	60,239	46,251	32,417	18,738
2	Residential Small site - medium density	5	£163,028	103,135	88,682	74,383	60,239	46,251	32,417	18,738
3	Residential Small site - higher density (flats)	5	£63,400	-144,208	-155,047	-165,755	-176,334	-186,784	-197,103	-207,293
4	Residential Small site - low density	10	£380,398	206,271	177,363	148,766	120,479	92,501	64,833	37,476
5	Residential Small site - medium density	10	£326,055	206,271	177,363	148,766	120,479	92,501	64,833	37,476
6	Residential Small site - higher density	10	£308,431	206,271	177,363	148,766	120,479	92,501	64,833	37,476
7	Residential Medium site - low density	25	£950,995	515,677	443,408	371,915	301,195	231,252	162,082	93,688
8	Residential Medium site - medium density	25	£815,139	515,677	443,408	371,915	301,195	231,252	162,082	93,688
9	Residential Medium site - higher density	25	£771,077	515,677	443,408	371,915	301,195	231,252	162,082	93,688
10	Residential Medium site - low density	50	£1,901,990	1,097,848	951,673	807,062	664,016	522,534	382,618	244,266
11	Residential Medium site - medium density	50	£1,630,277	1,097,848	951,673	807,062	664,016	522,534	382,618	244,266
12	Residential Medium site - higher density	50	£1,542,154	1,097,848	1,091,697	1,085,513	1,079,294	1,073,041	1,066,751	1,060,429
13	Residential Large site - low density	100	£3,803,980	1,961,229	1,683,970	1,409,684	1,137,678	866,383	598,097	332,816
14	Residential Large site - medium density	100	£3,260,555	1,961,229	1,683,970	1,409,684	1,137,678	866,383	598,097	332,816
15	Residential Large site - high density	100	£3,084,308	1,961,229	1,683,970	1,409,684	1,137,678	866,383	598,097	332,816
16	Residential Large site - low density	200	£7,607,961	3,439,011	2,922,181	2,410,903	1,900,300	1,394,621	894,557	400,108
17	Residential Large site - medium density	200	£6,521,109	3,439,011	2,922,181	2,410,903	1,900,300	1,394,621	894,557	400,108
18	Strategic scale site - low density	500	£22,823,883	-4,096,788	-5,483,099	-6,865,546	-8,248,027	-9,615,398	-10,967,661	-12,304,814
19	Strategic scale site - medium density	500	£19,563,328	-4,096,788	-5,483,099	-6,865,546	-8,248,027	-9,615,398	-10,967,661	-12,304,814
20	Strategic scale site - low density	750	£34,235,824	-5,051,871	-6,967,527	-8,888,378	-10,818,060	-12,769,296	-14,737,518	-16,683,789
21	Strategic scale site - medium density	750	£29,344,992	-5,051,871	-6,967,527	-8,888,378	-10,818,060	-12,769,296	-14,737,518	-16,683,789
22	Strategic scale site - medium density	1,500	£58,689,984	-6,864,914	-9,942,625	-13,036,668	-16,180,144	-19,409,772	-22,810,376	-26,416,490
23	Strategic scale site - medium density	3,300	£148,982,267	-9,913,067	-14,906,703	-19,954,589	-25,113,492	-30,501,017	-36,374,078	-43,272,013
24	Housing for Elderly (C3) - high density	40	£513,536	-1,608,746	-1,659,776	-1,710,807	-1,761,837	-1,812,868	-1,863,898	-1,914,929
25	Housing for Elderly (C3) - high density	60	£770,306	-2,445,778	-2,520,608	-2,595,439	-2,670,269	-2,745,101	-2,819,931	-2,894,762
26	Housing for Elderly (C2) extra care	70	£898,690	-3,323,842	-3,403,358	-3,482,876	-3,562,392	-3,641,908	-3,721,425	-3,800,942
27	Retail (comparison)	-	£342,264	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£128,345	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£855,775	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£385,290	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£1,027,075	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£1,027,075	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£342,374	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£228,245	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£213,999	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£1,027,075	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£1,027,075	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£1,027,075	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£116,717	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£116,772	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£117,732	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£700,824	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£410,753	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£513,455	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£616,147	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) **£500,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£92,593	103,135	88,682	74,383	60,239	46,251	32,417	18,738
2	Residential Small site - medium density	5	£79,365	103,135	88,682	74,383	60,239	46,251	32,417	18,738
3	Residential Small site - higher density (flats)	5	£30,864	-144,208	-155,047	-165,755	-176,334	-186,784	-197,103	-207,293
4	Residential Small site - low density	10	£185,185	206,271	177,363	148,766	120,479	92,501	64,833	37,476
5	Residential Small site - medium density	10	£158,730	206,271	177,363	148,766	120,479	92,501	64,833	37,476
6	Residential Small site - higher density	10	£150,150	206,271	177,363	148,766	120,479	92,501	64,833	37,476
7	Residential Medium site - low density	25	£462,963	515,677	443,408	371,915	301,195	231,252	162,082	93,688
8	Residential Medium site - medium density	25	£396,825	515,677	443,408	371,915	301,195	231,252	162,082	93,688
9	Residential Medium site - higher density	25	£375,375	515,677	443,408	371,915	301,195	231,252	162,082	93,688
10	Residential Medium site - low density	50	£925,926	1,097,848	951,673	807,062	664,016	522,534	382,618	244,266
11	Residential Medium site - medium density	50	£793,651	1,097,848	951,673	807,062	664,016	522,534	382,618	244,266
12	Residential Medium site - higher density	50	£750,751	1,097,848	1,091,697	1,085,513	1,079,294	1,073,041	1,066,751	1,060,429
13	Residential Large site - low density	100	£1,851,852	1,961,229	1,683,970	1,409,684	1,137,678	866,383	598,097	332,816
14	Residential Large site - medium density	100	£1,587,302	1,961,229	1,683,970	1,409,684	1,137,678	866,383	598,097	332,816
15	Residential Large site - high density	100	£1,501,502	1,961,229	1,683,970	1,409,684	1,137,678	866,383	598,097	332,816
16	Residential Large site - low density	200	£3,703,704	3,439,011	2,922,181	2,410,903	1,900,300	1,394,621	894,557	400,108
17	Residential Large site - medium density	200	£3,174,603	3,439,011	2,922,181	2,410,903	1,900,300	1,394,621	894,557	400,108
18	Strategic scale site - low density	500	£11,111,111	-4,096,788	-5,483,099	-6,865,546	-8,248,027	-9,615,398	-10,967,661	-12,304,814
19	Strategic scale site - medium density	500	£9,523,810	-4,096,788	-5,483,099	-6,865,546	-8,248,027	-9,615,398	-10,967,661	-12,304,814
20	Strategic scale site - low density	750	£16,666,667	-5,051,871	-6,967,527	-8,888,378	-10,818,060	-12,769,296	-14,737,518	-16,683,789
21	Strategic scale site - medium density	750	£14,285,714	-5,051,871	-6,967,527	-8,888,378	-10,818,060	-12,769,296	-14,737,518	-16,683,789
22	Strategic scale site - medium density	1,500	£28,571,429	-6,864,914	-9,942,625	-13,036,668	-16,180,144	-19,409,772	-22,810,376	-26,416,490
23	Strategic scale site - medium density	3,300	£72,527,473	-9,913,067	-14,906,703	-19,954,589	-25,113,492	-30,501,017	-36,374,078	-43,272,013
24	Housing for Elderly (C3) - high density	40	£249,999	-1,608,746	-1,659,776	-1,710,807	-1,761,837	-1,812,868	-1,863,898	-1,914,929
25	Housing for Elderly (C3) - high density	60	£375,000	-2,445,778	-2,520,608	-2,595,439	-2,670,269	-2,745,101	-2,819,931	-2,894,762
26	Housing for Elderly (C2) extra care	70	£437,500	-3,323,842	-3,403,358	-3,482,876	-3,562,392	-3,641,908	-3,721,425	-3,800,942
27	Retail (comparison)	-	£166,621	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£62,481	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£416,608	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£187,566	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£500,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£500,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£166,674	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£111,114	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£104,179	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£500,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£500,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£500,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£56,820	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£56,847	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£57,314	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£341,175	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£199,963	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£249,960	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£299,952	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£68,519	103,135	88,682	74,383	60,239	46,251	32,417	18,738
2	Residential Small site - medium density	5	£58,730	103,135	88,682	74,383	60,239	46,251	32,417	18,738
3	Residential Small site - higher density (flats)	5	£22,840	-144,208	-155,047	-165,755	-176,334	-186,784	-197,103	-207,293
4	Residential Small site - low density	10	£137,037	206,271	177,363	148,766	120,479	92,501	64,833	37,476
5	Residential Small site - medium density	10	£117,460	206,271	177,363	148,766	120,479	92,501	64,833	37,476
6	Residential Small site - higher density	10	£111,111	206,271	177,363	148,766	120,479	92,501	64,833	37,476
7	Residential Medium site - low density	25	£342,593	515,677	443,408	371,915	301,195	231,252	162,082	93,688
8	Residential Medium site - medium density	25	£293,651	515,677	443,408	371,915	301,195	231,252	162,082	93,688
9	Residential Medium site - higher density	25	£277,778	515,677	443,408	371,915	301,195	231,252	162,082	93,688
10	Residential Medium site - low density	50	£685,185	1,097,848	951,673	807,062	664,016	522,534	382,618	244,266
11	Residential Medium site - medium density	50	£587,302	1,097,848	951,673	807,062	664,016	522,534	382,618	244,266
12	Residential Medium site - higher density	50	£555,556	1,097,848	1,091,697	1,085,513	1,079,294	1,073,041	1,066,751	1,060,429
13	Residential Large site - low density	100	£1,370,370	1,961,229	1,683,970	1,409,684	1,137,678	866,383	598,097	332,816
14	Residential Large site - medium density	100	£1,174,603	1,961,229	1,683,970	1,409,684	1,137,678	866,383	598,097	332,816
15	Residential Large site - high density	100	£1,111,111	1,961,229	1,683,970	1,409,684	1,137,678	866,383	598,097	332,816
16	Residential Large site - low density	200	£2,740,741	3,439,011	2,922,181	2,410,903	1,900,300	1,394,621	894,557	400,108
17	Residential Large site - medium density	200	£2,349,206	3,439,011	2,922,181	2,410,903	1,900,300	1,394,621	894,557	400,108
18	Strategic scale site - low density	500	£8,222,222	-4,096,788	-5,483,099	-6,865,546	-8,248,027	-9,615,398	-10,967,661	-12,304,814
19	Strategic scale site - medium density	500	£7,047,619	-4,096,788	-5,483,099	-6,865,546	-8,248,027	-9,615,398	-10,967,661	-12,304,814
20	Strategic scale site - low density	750	£12,333,333	-5,051,871	-6,967,527	-8,888,378	-10,818,060	-12,769,296	-14,737,518	-16,683,789
21	Strategic scale site - medium density	750	£10,571,429	-5,051,871	-6,967,527	-8,888,378	-10,818,060	-12,769,296	-14,737,518	-16,683,789
22	Strategic scale site - medium density	1,500	£21,142,857	-6,864,914	-9,942,625	-13,036,668	-16,180,144	-19,409,772	-22,810,376	-26,416,490
23	Strategic scale site - medium density	3,300	£53,670,330	-9,913,067	-14,906,703	-19,954,589	-25,113,492	-30,501,017	-36,374,078	-43,272,013
24	Housing for Elderly (C3) - high density	40	£185,000	-1,608,746	-1,659,776	-1,710,807	-1,761,837	-1,812,868	-1,863,898	-1,914,929
25	Housing for Elderly (C3) - high density	60	£277,500	-2,445,778	-2,520,608	-2,595,439	-2,670,269	-2,745,101	-2,819,931	-2,894,762
26	Housing for Elderly (C2) extra care	70	£323,750	-3,323,842	-3,403,358	-3,482,876	-3,562,392	-3,641,908	-3,721,425	-3,800,942
27	Retail (comparison)	-	£123,299	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£46,236	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£308,290	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£138,799	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£370,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£370,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£123,339	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£82,224	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£77,093	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£370,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£370,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£370,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£42,047	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£42,067	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£42,413	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£252,469	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£147,972	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£184,970	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£221,965	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) **£247,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£45,741	103,135	88,682	74,383	60,239	46,251	32,417	18,738
2	Residential Small site - medium density	5	£39,206	103,135	88,682	74,383	60,239	46,251	32,417	18,738
3	Residential Small site - higher density (flats)	5	£15,247	-144,208	-155,047	-165,755	-176,334	-186,784	-197,103	-207,293
4	Residential Small site - low density	10	£91,481	206,271	177,363	148,766	120,479	92,501	64,833	37,476
5	Residential Small site - medium density	10	£78,413	206,271	177,363	148,766	120,479	92,501	64,833	37,476
6	Residential Small site - higher density	10	£74,174	206,271	177,363	148,766	120,479	92,501	64,833	37,476
7	Residential Medium site - low density	25	£228,704	515,677	443,408	371,915	301,195	231,252	162,082	93,688
8	Residential Medium site - medium density	25	£196,032	515,677	443,408	371,915	301,195	231,252	162,082	93,688
9	Residential Medium site - higher density	25	£185,435	515,677	443,408	371,915	301,195	231,252	162,082	93,688
10	Residential Medium site - low density	50	£457,407	1,097,848	951,673	807,062	664,016	522,534	382,618	244,266
11	Residential Medium site - medium density	50	£392,063	1,097,848	951,673	807,062	664,016	522,534	382,618	244,266
12	Residential Medium site - higher density	50	£370,871	1,097,848	1,091,697	1,085,513	1,079,294	1,073,041	1,066,751	1,060,429
13	Residential Large site - low density	100	£914,815	1,961,229	1,683,970	1,409,684	1,137,678	866,383	598,097	332,816
14	Residential Large site - medium density	100	£784,127	1,961,229	1,683,970	1,409,684	1,137,678	866,383	598,097	332,816
15	Residential Large site - high density	100	£741,742	1,961,229	1,683,970	1,409,684	1,137,678	866,383	598,097	332,816
16	Residential Large site - low density	200	£1,829,630	3,439,011	2,922,181	2,410,903	1,900,300	1,394,621	894,557	400,108
17	Residential Large site - medium density	200	£1,568,254	3,439,011	2,922,181	2,410,903	1,900,300	1,394,621	894,557	400,108
18	Strategic scale site - low density	500	£5,488,889	-4,096,788	-5,483,099	-6,865,546	-8,248,027	-9,615,398	-10,967,661	-12,304,814
19	Strategic scale site - medium density	500	£4,704,762	-4,096,788	-5,483,099	-6,865,546	-8,248,027	-9,615,398	-10,967,661	-12,304,814
20	Strategic scale site - low density	750	£8,233,333	-5,051,871	-6,967,527	-8,888,378	-10,818,060	-12,769,296	-14,737,518	-16,683,789
21	Strategic scale site - medium density	750	£7,057,143	-5,051,871	-6,967,527	-8,888,378	-10,818,060	-12,769,296	-14,737,518	-16,683,789
22	Strategic scale site - medium density	1,500	£14,114,286	-6,864,914	-9,942,625	-13,036,668	-16,180,144	-19,409,772	-22,810,376	-26,416,490
23	Strategic scale site - medium density	3,300	£35,828,571	-9,913,067	-14,906,703	-19,954,589	-25,113,492	-30,501,017	-36,374,078	-43,272,013
24	Housing for Elderly (C3) - high density	40	£123,500	-1,608,746	-1,659,776	-1,710,807	-1,761,837	-1,812,868	-1,863,898	-1,914,929
25	Housing for Elderly (C3) - high density	60	£185,250	-2,445,778	-2,520,608	-2,595,439	-2,670,269	-2,745,101	-2,819,931	-2,894,762
26	Housing for Elderly (C2) extra care	70	£216,125	-3,323,842	-3,403,358	-3,482,876	-3,562,392	-3,641,908	-3,721,425	-3,800,942
27	Retail (comparison)	-	£82,311	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£30,865	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£205,804	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£92,658	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£247,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£247,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£82,337	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£54,890	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£51,464	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£247,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£247,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£247,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£28,069	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£28,082	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£28,313	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£168,540	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£98,781	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£123,480	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£148,176	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

NORTH EAST LINCOLNSHIRE LOCAL PLAN Sales value £2,832 psm AH tenure Rented 80% SO 0% Frst Hms 20%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) **£1,027,075** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£190,199	147,471	130,891	114,488	98,261	82,210	66,336	50,638
2	Residential Small site - medium density	5	£163,028	147,471	130,891	114,488	98,261	82,210	66,336	50,638
3	Residential Small site - higher density (flats)	5	£63,400	-105,907	-118,582	-131,108	-143,487	-155,718	-167,800	-179,734
4	Residential Small site - low density	10	£380,398	294,943	261,783	228,976	196,522	164,421	132,672	101,276
5	Residential Small site - medium density	10	£326,055	294,943	261,783	228,976	196,522	164,421	132,672	101,276
6	Residential Small site - higher density	10	£308,431	294,943	261,783	228,976	196,522	164,421	132,672	101,276
7	Residential Medium site - low density	25	£950,995	737,355	654,457	572,440	491,305	411,051	331,679	253,190
8	Residential Medium site - medium density	25	£815,139	737,355	654,457	572,440	491,305	411,051	331,679	253,190
9	Residential Medium site - higher density	25	£771,077	737,355	654,457	572,440	491,305	411,051	331,679	253,190
10	Residential Medium site - low density	50	£1,901,990	1,537,925	1,370,644	1,205,140	1,041,414	879,464	719,292	560,898
11	Residential Medium site - medium density	50	£1,630,277	1,537,925	1,370,644	1,205,140	1,041,414	879,464	719,292	560,898
12	Residential Medium site - higher density	50	£1,542,154	1,537,925	1,529,276	1,520,592	1,511,875	1,503,122	1,494,334	1,485,513
13	Residential Large site - low density	100	£3,803,980	2,815,635	2,497,397	2,182,546	1,871,081	1,563,002	1,258,309	956,713
14	Residential Large site - medium density	100	£3,260,555	2,815,635	2,497,397	2,182,546	1,871,081	1,563,002	1,258,309	956,713
15	Residential Large site - high density	100	£3,084,308	2,815,635	2,497,397	2,182,546	1,871,081	1,563,002	1,258,309	956,713
16	Residential Large site - low density	200	£7,607,961	5,069,670	4,474,613	3,885,898	3,303,522	2,727,487	2,157,792	1,590,769
17	Residential Large site - medium density	200	£6,521,109	5,069,670	4,474,613	3,885,898	3,303,522	2,727,487	2,157,792	1,590,769
18	Strategic scale site - low density	500	£22,823,883	37,066	-1,524,826	-3,079,449	-4,632,329	-6,171,122	-7,719,007	-9,249,728
19	Strategic scale site - medium density	500	£19,563,328	37,066	-1,524,826	-3,079,449	-4,632,329	-6,171,122	-7,719,007	-9,249,728
20	Strategic scale site - low density	750	£34,235,824	583,280	-1,557,880	-3,692,113	-5,831,530	-7,970,017	-10,119,443	-12,299,185
21	Strategic scale site - medium density	750	£29,344,992	583,280	-1,557,880	-3,692,113	-5,831,530	-7,970,017	-10,119,443	-12,299,185
22	Strategic scale site - medium density	1,500	£58,689,984	1,986,736	-1,389,413	-4,793,588	-8,202,621	-11,636,097	-15,123,489	-18,727,218
23	Strategic scale site - medium density	3,300	£148,982,267	4,290,775	-1,148,971	-6,650,608	-12,171,873	-17,752,455	-23,463,879	-29,464,613
24	Housing for Elderly (C3) - high density	40	£513,536	-1,421,972	-1,480,944	-1,539,918	-1,598,890	-1,657,862	-1,716,834	-1,775,807
25	Housing for Elderly (C3) - high density	60	£770,306	-2,167,688	-2,254,344	-2,341,001	-2,427,658	-2,514,315	-2,600,972	-2,687,629
26	Housing for Elderly (C2) extra care	70	£898,690	-3,023,267	-3,115,568	-3,207,869	-3,300,169	-3,392,469	-3,484,769	-3,577,070
27	Retail (comparison)	-	£342,264	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£128,345	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£855,775	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£385,290	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£1,027,075	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£1,027,075	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£342,374	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£228,245	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£213,999	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£1,027,075	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£1,027,075	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£1,027,075	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£116,717	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£116,772	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£117,732	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£700,824	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£410,753	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£513,455	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£616,147	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) **£500,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£92,593	147,471	130,891	114,488	98,261	82,210	66,336	50,638
2	Residential Small site - medium density	5	£79,365	147,471	130,891	114,488	98,261	82,210	66,336	50,638
3	Residential Small site - higher density (flats)	5	£30,864	-105,907	-118,582	-131,108	-143,487	-155,718	-167,800	-179,734
4	Residential Small site - low density	10	£185,185	294,943	261,783	228,976	196,522	164,421	132,672	101,276
5	Residential Small site - medium density	10	£158,730	294,943	261,783	228,976	196,522	164,421	132,672	101,276
6	Residential Small site - higher density	10	£150,150	294,943	261,783	228,976	196,522	164,421	132,672	101,276
7	Residential Medium site - low density	25	£462,963	737,355	654,457	572,440	491,305	411,051	331,679	253,190
8	Residential Medium site - medium density	25	£396,825	737,355	654,457	572,440	491,305	411,051	331,679	253,190
9	Residential Medium site - higher density	25	£375,375	737,355	654,457	572,440	491,305	411,051	331,679	253,190
10	Residential Medium site - low density	50	£925,926	1,537,925	1,370,644	1,205,140	1,041,414	879,464	719,292	560,898
11	Residential Medium site - medium density	50	£793,651	1,537,925	1,370,644	1,205,140	1,041,414	879,464	719,292	560,898
12	Residential Medium site - higher density	50	£750,751	1,537,925	1,529,276	1,520,592	1,511,875	1,503,122	1,494,334	1,485,513
13	Residential Large site - low density	100	£1,851,852	2,815,635	2,497,397	2,182,546	1,871,081	1,563,002	1,258,309	956,713
14	Residential Large site - medium density	100	£1,587,302	2,815,635	2,497,397	2,182,546	1,871,081	1,563,002	1,258,309	956,713
15	Residential Large site - high density	100	£1,501,502	2,815,635	2,497,397	2,182,546	1,871,081	1,563,002	1,258,309	956,713
16	Residential Large site - low density	200	£3,703,704	5,069,670	4,474,613	3,885,898	3,303,522	2,727,487	2,157,792	1,590,769
17	Residential Large site - medium density	200	£3,174,603	5,069,670	4,474,613	3,885,898	3,303,522	2,727,487	2,157,792	1,590,769
18	Strategic scale site - low density	500	£11,111,111	37,066	-1,524,826	-3,079,449	-4,632,329	-6,171,122	-7,719,007	-9,249,728
19	Strategic scale site - medium density	500	£9,523,810	37,066	-1,524,826	-3,079,449	-4,632,329	-6,171,122	-7,719,007	-9,249,728
20	Strategic scale site - low density	750	£16,666,667	583,280	-1,557,880	-3,692,113	-5,831,530	-7,970,017	-10,119,443	-12,299,185
21	Strategic scale site - medium density	750	£14,285,714	583,280	-1,557,880	-3,692,113	-5,831,530	-7,970,017	-10,119,443	-12,299,185
22	Strategic scale site - medium density	1,500	£28,571,429	1,986,736	-1,389,413	-4,793,588	-8,202,621	-11,636,097	-15,123,489	-18,727,218
23	Strategic scale site - medium density	3,300	£72,527,473	4,290,775	-1,148,971	-6,650,608	-12,171,873	-17,752,455	-23,463,879	-29,464,613
24	Housing for Elderly (C3) - high density	40	£249,999	-1,421,972	-1,480,944	-1,539,918	-1,598,890	-1,657,862	-1,716,834	-1,775,807
25	Housing for Elderly (C3) - high density	60	£375,000	-2,167,688	-2,254,344	-2,341,001	-2,427,658	-2,514,315	-2,600,972	-2,687,629
26	Housing for Elderly (C2) extra care	70	£437,500	-3,023,267	-3,115,568	-3,207,869	-3,300,169	-3,392,469	-3,484,769	-3,577,070
27	Retail (comparison)	-	£166,621	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£62,481	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£416,608	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£187,566	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£500,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£500,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£166,674	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£111,114	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£104,179	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£500,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£500,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£500,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£56,820	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£56,847	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£57,314	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£341,175	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£199,963	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£249,960	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£299,952	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£68,519	147,471	130,891	114,488	98,261	82,210	66,336	50,638
2	Residential Small site - medium density	5	£58,730	147,471	130,891	114,488	98,261	82,210	66,336	50,638
3	Residential Small site - higher density (flats)	5	£22,840	-105,907	-118,582	-131,108	-143,487	-155,718	-167,800	-179,734
4	Residential Small site - low density	10	£137,037	294,943	261,783	228,976	196,522	164,421	132,672	101,276
5	Residential Small site - medium density	10	£117,460	294,943	261,783	228,976	196,522	164,421	132,672	101,276
6	Residential Small site - higher density	10	£111,111	294,943	261,783	228,976	196,522	164,421	132,672	101,276
7	Residential Medium site - low density	25	£342,593	737,355	654,457	572,440	491,305	411,051	331,679	253,190
8	Residential Medium site - medium density	25	£293,651	737,355	654,457	572,440	491,305	411,051	331,679	253,190
9	Residential Medium site - higher density	25	£277,778	737,355	654,457	572,440	491,305	411,051	331,679	253,190
10	Residential Medium site - low density	50	£685,185	1,537,925	1,370,644	1,205,140	1,041,414	879,464	719,292	560,898
11	Residential Medium site - medium density	50	£587,302	1,537,925	1,370,644	1,205,140	1,041,414	879,464	719,292	560,898
12	Residential Medium site - higher density	50	£555,556	1,537,925	1,529,276	1,520,592	1,511,875	1,503,122	1,494,334	1,485,513
13	Residential Large site - low density	100	£1,370,370	2,815,635	2,497,397	2,182,546	1,871,081	1,563,002	1,258,309	956,713
14	Residential Large site - medium density	100	£1,174,603	2,815,635	2,497,397	2,182,546	1,871,081	1,563,002	1,258,309	956,713
15	Residential Large site - high density	100	£1,111,111	2,815,635	2,497,397	2,182,546	1,871,081	1,563,002	1,258,309	956,713
16	Residential Large site - low density	200	£2,740,741	5,069,670	4,474,613	3,885,898	3,303,522	2,727,487	2,157,792	1,590,769
17	Residential Large site - medium density	200	£2,349,206	5,069,670	4,474,613	3,885,898	3,303,522	2,727,487	2,157,792	1,590,769
18	Strategic scale site - low density	500	£8,222,222	37,066	-1,524,826	-3,079,449	-4,632,329	-6,171,122	-7,719,007	-9,249,728
19	Strategic scale site - medium density	500	£7,047,619	37,066	-1,524,826	-3,079,449	-4,632,329	-6,171,122	-7,719,007	-9,249,728
20	Strategic scale site - low density	750	£12,333,333	583,280	-1,557,880	-3,692,113	-5,831,530	-7,970,017	-10,119,443	-12,299,185
21	Strategic scale site - medium density	750	£10,571,429	583,280	-1,557,880	-3,692,113	-5,831,530	-7,970,017	-10,119,443	-12,299,185
22	Strategic scale site - medium density	1,500	£21,142,857	1,986,736	-1,389,413	-4,793,588	-8,202,621	-11,636,097	-15,123,489	-18,727,218
23	Strategic scale site - medium density	3,300	£53,670,330	4,290,775	-1,148,971	-6,650,608	-12,171,873	-17,752,455	-23,463,879	-29,464,613
24	Housing for Elderly (C3) - high density	40	£185,000	-1,421,972	-1,480,944	-1,539,918	-1,598,890	-1,657,862	-1,716,834	-1,775,807
25	Housing for Elderly (C3) - high density	60	£277,500	-2,167,688	-2,254,344	-2,341,001	-2,427,658	-2,514,315	-2,600,972	-2,687,629
26	Housing for Elderly (C2) extra care	70	£323,750	-3,023,267	-3,115,568	-3,207,869	-3,300,169	-3,392,469	-3,484,769	-3,577,070
27	Retail (comparison)	-	£123,299	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£46,236	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£308,290	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£138,799	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£370,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£370,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£123,339	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£82,224	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£77,093	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£370,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£370,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£370,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£42,047	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£42,067	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£42,413	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£252,469	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£147,972	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£184,970	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£221,965	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) **£247,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£45,741	147,471	130,891	114,488	98,261	82,210	66,336	50,638
2	Residential Small site - medium density	5	£39,206	147,471	130,891	114,488	98,261	82,210	66,336	50,638
3	Residential Small site - higher density (flats)	5	£15,247	-105,907	-118,582	-131,108	-143,487	-155,718	-167,800	-179,734
4	Residential Small site - low density	10	£91,481	294,943	261,783	228,976	196,522	164,421	132,672	101,276
5	Residential Small site - medium density	10	£78,413	294,943	261,783	228,976	196,522	164,421	132,672	101,276
6	Residential Small site - higher density	10	£74,174	294,943	261,783	228,976	196,522	164,421	132,672	101,276
7	Residential Medium site - low density	25	£228,704	737,355	654,457	572,440	491,305	411,051	331,679	253,190
8	Residential Medium site - medium density	25	£196,032	737,355	654,457	572,440	491,305	411,051	331,679	253,190
9	Residential Medium site - higher density	25	£185,435	737,355	654,457	572,440	491,305	411,051	331,679	253,190
10	Residential Medium site - low density	50	£457,407	1,537,925	1,370,644	1,205,140	1,041,414	879,464	719,292	560,898
11	Residential Medium site - medium density	50	£392,063	1,537,925	1,370,644	1,205,140	1,041,414	879,464	719,292	560,898
12	Residential Medium site - higher density	50	£370,871	1,537,925	1,529,276	1,520,592	1,511,875	1,503,122	1,494,334	1,485,513
13	Residential Large site - low density	100	£914,815	2,815,635	2,497,397	2,182,546	1,871,081	1,563,002	1,258,309	956,713
14	Residential Large site - medium density	100	£784,127	2,815,635	2,497,397	2,182,546	1,871,081	1,563,002	1,258,309	956,713
15	Residential Large site - high density	100	£741,742	2,815,635	2,497,397	2,182,546	1,871,081	1,563,002	1,258,309	956,713
16	Residential Large site - low density	200	£1,829,630	5,069,670	4,474,613	3,885,898	3,303,522	2,727,487	2,157,792	1,590,769
17	Residential Large site - medium density	200	£1,568,254	5,069,670	4,474,613	3,885,898	3,303,522	2,727,487	2,157,792	1,590,769
18	Strategic scale site - low density	500	£5,488,889	37,066	-1,524,826	-3,079,449	-4,632,329	-6,171,122	-7,719,007	-9,249,728
19	Strategic scale site - medium density	500	£4,704,762	37,066	-1,524,826	-3,079,449	-4,632,329	-6,171,122	-7,719,007	-9,249,728
20	Strategic scale site - low density	750	£8,233,333	583,280	-1,557,880	-3,692,113	-5,831,530	-7,970,017	-10,119,443	-12,299,185
21	Strategic scale site - medium density	750	£7,057,143	583,280	-1,557,880	-3,692,113	-5,831,530	-7,970,017	-10,119,443	-12,299,185
22	Strategic scale site - medium density	1,500	£14,114,286	1,986,736	-1,389,413	-4,793,588	-8,202,621	-11,636,097	-15,123,489	-18,727,218
23	Strategic scale site - medium density	3,300	£35,828,571	4,290,775	-1,148,971	-6,650,608	-12,171,873	-17,752,455	-23,463,879	-29,464,613
24	Housing for Elderly (C3) - high density	40	£123,500	-1,421,972	-1,480,944	-1,539,918	-1,598,890	-1,657,862	-1,716,834	-1,775,807
25	Housing for Elderly (C3) - high density	60	£185,250	-2,167,688	-2,254,344	-2,341,001	-2,427,658	-2,514,315	-2,600,972	-2,687,629
26	Housing for Elderly (C2) extra care	70	£216,125	-3,023,267	-3,115,568	-3,207,869	-3,300,169	-3,392,469	-3,484,769	-3,577,070
27	Retail (comparison)	-	£82,311	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£30,865	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£205,804	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£92,658	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£247,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£247,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£82,337	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£54,890	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£51,464	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£247,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£247,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£247,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£28,069	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£28,082	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£28,313	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£168,540	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£98,781	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£123,480	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£148,176	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

NORTH EAST LINCOLNSHIRE LOCAL PLAN Sales value £2,966 psm AH tenure Rented 80% SO 0% Frst Hms 20%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) **£1,027,075** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£190,199	191,806	173,101	154,593	136,283	118,170	100,255	82,539
2	Residential Small site - medium density	5	£163,028	191,806	173,101	154,593	136,283	118,170	100,255	82,539
3	Residential Small site - higher density (flats)	5	£63,400	-67,604	-82,117	-96,462	-110,641	-124,652	-138,497	-152,175
4	Residential Small site - low density	10	£380,398	383,614	346,202	309,185	272,565	236,340	200,510	165,077
5	Residential Small site - medium density	10	£326,055	383,614	346,202	309,185	272,565	236,340	200,510	165,077
6	Residential Small site - higher density	10	£308,431	383,614	346,202	309,185	272,565	236,340	200,510	165,077
7	Residential Medium site - low density	25	£950,995	959,034	865,506	772,964	681,413	590,851	501,277	412,692
8	Residential Medium site - medium density	25	£815,139	959,034	865,506	772,964	681,413	590,851	501,277	412,692
9	Residential Medium site - higher density	25	£771,077	959,034	865,506	772,964	681,413	590,851	501,277	412,692
10	Residential Medium site - low density	50	£1,901,990	1,978,003	1,789,616	1,603,219	1,418,812	1,236,395	1,055,967	877,529
11	Residential Medium site - medium density	50	£1,630,277	1,978,003	1,789,616	1,603,219	1,418,812	1,236,395	1,055,967	877,529
12	Residential Medium site - higher density	50	£1,542,154	1,978,003	1,966,855	1,955,672	1,944,456	1,933,204	1,921,917	1,910,596
13	Residential Large site - low density	100	£3,803,980	3,670,041	3,310,825	2,955,407	2,603,789	2,255,969	1,911,949	1,571,728
14	Residential Large site - medium density	100	£3,260,555	3,670,041	3,310,825	2,955,407	2,603,789	2,255,969	1,911,949	1,571,728
15	Residential Large site - high density	100	£3,084,308	3,670,041	3,310,825	2,955,407	2,603,789	2,255,969	1,911,949	1,571,728
16	Residential Large site - low density	200	£7,607,961	6,700,329	6,027,046	5,360,893	4,701,866	4,049,969	3,405,199	2,767,557
17	Residential Large site - medium density	200	£6,521,109	6,700,329	6,027,046	5,360,893	4,701,866	4,049,969	3,405,199	2,767,557
18	Strategic scale site - low density	500	£22,823,883	4,062,228	2,349,314	636,244	-1,075,858	-2,783,677	-4,495,059	-6,194,641
19	Strategic scale site - medium density	500	£19,563,328	4,062,228	2,349,314	636,244	-1,075,858	-2,783,677	-4,495,059	-6,194,641
20	Strategic scale site - low density	750	£34,235,824	6,043,751	3,697,939	1,361,751	-973,081	-3,323,651	-5,674,556	-8,030,430
21	Strategic scale site - medium density	750	£29,344,992	6,043,751	3,697,939	1,361,751	-973,081	-3,323,651	-5,674,556	-8,030,430
22	Strategic scale site - medium density	1,500	£58,689,984	10,551,354	6,841,604	3,148,905	-538,611	-4,272,407	-8,019,220	-11,801,398
23	Strategic scale site - medium density	3,300	£148,982,267	18,024,561	12,035,419	6,078,017	142,747	-5,887,010	-11,945,489	-18,091,060
24	Housing for Elderly (C3) - high density	40	£513,536	-1,235,198	-1,302,113	-1,369,027	-1,435,942	-1,502,857	-1,569,770	-1,636,685
25	Housing for Elderly (C3) - high density	60	£770,306	-1,889,596	-1,988,080	-2,086,563	-2,185,047	-2,283,530	-2,382,013	-2,480,497
26	Housing for Elderly (C2) extra care	70	£898,690	-2,722,693	-2,827,777	-2,932,861	-3,037,945	-3,143,030	-3,248,114	-3,353,198
27	Retail (comparison)	-	£342,264	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£128,345	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£855,775	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£385,290	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£1,027,075	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£1,027,075	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£342,374	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£228,245	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£213,999	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£1,027,075	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£1,027,075	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£1,027,075	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£116,717	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£116,772	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£117,732	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£700,824	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£410,753	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£513,455	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£616,147	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) **£500,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£92,593	191,806	173,101	154,593	136,283	118,170	100,255	82,539
2	Residential Small site - medium density	5	£79,365	191,806	173,101	154,593	136,283	118,170	100,255	82,539
3	Residential Small site - higher density (flats)	5	£30,864	-67,604	-82,117	-96,462	-110,641	-124,652	-138,497	-152,175
4	Residential Small site - low density	10	£185,185	383,614	346,202	309,185	272,565	236,340	200,510	165,077
5	Residential Small site - medium density	10	£158,730	383,614	346,202	309,185	272,565	236,340	200,510	165,077
6	Residential Small site - higher density	10	£150,150	383,614	346,202	309,185	272,565	236,340	200,510	165,077
7	Residential Medium site - low density	25	£462,963	959,034	865,506	772,964	681,413	590,851	501,277	412,692
8	Residential Medium site - medium density	25	£396,825	959,034	865,506	772,964	681,413	590,851	501,277	412,692
9	Residential Medium site - higher density	25	£375,375	959,034	865,506	772,964	681,413	590,851	501,277	412,692
10	Residential Medium site - low density	50	£925,926	1,978,003	1,789,616	1,603,219	1,418,812	1,236,395	1,055,967	877,529
11	Residential Medium site - medium density	50	£793,651	1,978,003	1,789,616	1,603,219	1,418,812	1,236,395	1,055,967	877,529
12	Residential Medium site - higher density	50	£750,751	1,978,003	1,966,855	1,955,672	1,944,456	1,933,204	1,921,917	1,910,596
13	Residential Large site - low density	100	£1,851,852	3,670,041	3,310,825	2,955,407	2,603,789	2,255,969	1,911,949	1,571,728
14	Residential Large site - medium density	100	£1,587,302	3,670,041	3,310,825	2,955,407	2,603,789	2,255,969	1,911,949	1,571,728
15	Residential Large site - high density	100	£1,501,502	3,670,041	3,310,825	2,955,407	2,603,789	2,255,969	1,911,949	1,571,728
16	Residential Large site - low density	200	£3,703,704	6,700,329	6,027,046	5,360,893	4,701,866	4,049,969	3,405,199	2,767,557
17	Residential Large site - medium density	200	£3,174,603	6,700,329	6,027,046	5,360,893	4,701,866	4,049,969	3,405,199	2,767,557
18	Strategic scale site - low density	500	£11,111,111	4,062,228	2,349,314	636,244	-1,075,858	-2,783,677	-4,495,059	-6,194,641
19	Strategic scale site - medium density	500	£9,523,810	4,062,228	2,349,314	636,244	-1,075,858	-2,783,677	-4,495,059	-6,194,641
20	Strategic scale site - low density	750	£16,666,667	6,043,751	3,697,939	1,361,751	-973,081	-3,323,651	-5,674,556	-8,030,430
21	Strategic scale site - medium density	750	£14,285,714	6,043,751	3,697,939	1,361,751	-973,081	-3,323,651	-5,674,556	-8,030,430
22	Strategic scale site - medium density	1,500	£28,571,429	10,551,354	6,841,604	3,148,905	-538,611	-4,272,407	-8,019,220	-11,801,398
23	Strategic scale site - medium density	3,300	£72,527,473	18,024,561	12,035,419	6,078,017	142,747	-5,887,010	-11,945,489	-18,091,060
24	Housing for Elderly (C3) - high density	40	£249,999	-1,235,198	-1,302,113	-1,369,027	-1,435,942	-1,502,857	-1,569,770	-1,636,685
25	Housing for Elderly (C3) - high density	60	£375,000	-1,889,596	-1,988,080	-2,086,563	-2,185,047	-2,283,530	-2,382,013	-2,480,497
26	Housing for Elderly (C2) extra care	70	£437,500	-2,722,693	-2,827,777	-2,932,861	-3,037,945	-3,143,030	-3,248,114	-3,353,198
27	Retail (comparison)	-	£166,621	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£62,481	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£416,608	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£187,566	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£500,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£500,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£166,674	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£111,114	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£104,179	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£500,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£500,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£500,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£56,820	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£56,847	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£57,314	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£341,175	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£199,963	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£249,960	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£299,952	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£68,519	191,806	173,101	154,593	136,283	118,170	100,255	82,539
2	Residential Small site - medium density	5	£58,730	191,806	173,101	154,593	136,283	118,170	100,255	82,539
3	Residential Small site - higher density (flats)	5	£22,840	-67,604	-82,117	-96,462	-110,641	-124,652	-138,497	-152,175
4	Residential Small site - low density	10	£137,037	383,614	346,202	309,185	272,565	236,340	200,510	165,077
5	Residential Small site - medium density	10	£117,460	383,614	346,202	309,185	272,565	236,340	200,510	165,077
6	Residential Small site - higher density	10	£111,111	383,614	346,202	309,185	272,565	236,340	200,510	165,077
7	Residential Medium site - low density	25	£342,593	959,034	865,506	772,964	681,413	590,851	501,277	412,692
8	Residential Medium site - medium density	25	£293,651	959,034	865,506	772,964	681,413	590,851	501,277	412,692
9	Residential Medium site - higher density	25	£277,778	959,034	865,506	772,964	681,413	590,851	501,277	412,692
10	Residential Medium site - low density	50	£685,185	1,978,003	1,789,616	1,603,219	1,418,812	1,236,395	1,055,967	877,529
11	Residential Medium site - medium density	50	£587,302	1,978,003	1,789,616	1,603,219	1,418,812	1,236,395	1,055,967	877,529
12	Residential Medium site - higher density	50	£555,556	1,978,003	1,966,855	1,955,672	1,944,456	1,933,204	1,921,917	1,910,596
13	Residential Large site - low density	100	£1,370,370	3,670,041	3,310,825	2,955,407	2,603,789	2,255,969	1,911,949	1,571,728
14	Residential Large site - medium density	100	£1,174,603	3,670,041	3,310,825	2,955,407	2,603,789	2,255,969	1,911,949	1,571,728
15	Residential Large site - high density	100	£1,111,111	3,670,041	3,310,825	2,955,407	2,603,789	2,255,969	1,911,949	1,571,728
16	Residential Large site - low density	200	£2,740,741	6,700,329	6,027,046	5,360,893	4,701,866	4,049,969	3,405,199	2,767,557
17	Residential Large site - medium density	200	£2,349,206	6,700,329	6,027,046	5,360,893	4,701,866	4,049,969	3,405,199	2,767,557
18	Strategic scale site - low density	500	£8,222,222	4,062,228	2,349,314	636,244	-1,075,858	-2,783,677	-4,495,059	-6,194,641
19	Strategic scale site - medium density	500	£7,047,619	4,062,228	2,349,314	636,244	-1,075,858	-2,783,677	-4,495,059	-6,194,641
20	Strategic scale site - low density	750	£12,333,333	6,043,751	3,697,939	1,361,751	-973,081	-3,323,651	-5,674,556	-8,030,430
21	Strategic scale site - medium density	750	£10,571,429	6,043,751	3,697,939	1,361,751	-973,081	-3,323,651	-5,674,556	-8,030,430
22	Strategic scale site - medium density	1,500	£21,142,857	10,551,354	6,841,604	3,148,905	-538,611	-4,272,407	-8,019,220	-11,801,398
23	Strategic scale site - medium density	3,300	£53,670,330	18,024,561	12,035,419	6,078,017	142,747	-5,887,010	-11,945,489	-18,091,060
24	Housing for Elderly (C3) - high density	40	£185,000	-1,235,198	-1,302,113	-1,369,027	-1,435,942	-1,502,857	-1,569,770	-1,636,685
25	Housing for Elderly (C3) - high density	60	£277,500	-1,889,596	-1,988,080	-2,086,563	-2,185,047	-2,283,530	-2,382,013	-2,480,497
26	Housing for Elderly (C2) extra care	70	£323,750	-2,722,693	-2,827,777	-2,932,861	-3,037,945	-3,143,030	-3,248,114	-3,353,198
27	Retail (comparison)	-	£123,299	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£46,236	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£308,290	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£138,799	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£370,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£370,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£123,339	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£82,224	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£77,093	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£370,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£370,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£370,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£42,047	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£42,067	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£42,413	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£252,469	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£147,972	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£184,970	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£221,965	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) **£247,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£45,741	191,806	173,101	154,593	136,283	118,170	100,255	82,539
2	Residential Small site - medium density	5	£39,206	191,806	173,101	154,593	136,283	118,170	100,255	82,539
3	Residential Small site - higher density (flats)	5	£15,247	-67,604	-82,117	-96,462	-110,641	-124,652	-138,497	-152,175
4	Residential Small site - low density	10	£91,481	383,614	346,202	309,185	272,565	236,340	200,510	165,077
5	Residential Small site - medium density	10	£78,413	383,614	346,202	309,185	272,565	236,340	200,510	165,077
6	Residential Small site - higher density	10	£74,174	383,614	346,202	309,185	272,565	236,340	200,510	165,077
7	Residential Medium site - low density	25	£228,704	959,034	865,506	772,964	681,413	590,851	501,277	412,692
8	Residential Medium site - medium density	25	£196,032	959,034	865,506	772,964	681,413	590,851	501,277	412,692
9	Residential Medium site - higher density	25	£185,435	959,034	865,506	772,964	681,413	590,851	501,277	412,692
10	Residential Medium site - low density	50	£457,407	1,978,003	1,789,616	1,603,219	1,418,812	1,236,395	1,055,967	877,529
11	Residential Medium site - medium density	50	£392,063	1,978,003	1,789,616	1,603,219	1,418,812	1,236,395	1,055,967	877,529
12	Residential Medium site - higher density	50	£370,871	1,978,003	1,966,855	1,955,672	1,944,456	1,933,204	1,921,917	1,910,596
13	Residential Large site - low density	100	£914,815	3,670,041	3,310,825	2,955,407	2,603,789	2,255,969	1,911,949	1,571,728
14	Residential Large site - medium density	100	£784,127	3,670,041	3,310,825	2,955,407	2,603,789	2,255,969	1,911,949	1,571,728
15	Residential Large site - high density	100	£741,742	3,670,041	3,310,825	2,955,407	2,603,789	2,255,969	1,911,949	1,571,728
16	Residential Large site - low density	200	£1,829,630	6,700,329	6,027,046	5,360,893	4,701,866	4,049,969	3,405,199	2,767,557
17	Residential Large site - medium density	200	£1,568,254	6,700,329	6,027,046	5,360,893	4,701,866	4,049,969	3,405,199	2,767,557
18	Strategic scale site - low density	500	£5,488,889	4,062,228	2,349,314	636,244	-1,075,858	-2,783,677	-4,495,059	-6,194,641
19	Strategic scale site - medium density	500	£4,704,762	4,062,228	2,349,314	636,244	-1,075,858	-2,783,677	-4,495,059	-6,194,641
20	Strategic scale site - low density	750	£8,233,333	6,043,751	3,697,939	1,361,751	-973,081	-3,323,651	-5,674,556	-8,030,430
21	Strategic scale site - medium density	750	£7,057,143	6,043,751	3,697,939	1,361,751	-973,081	-3,323,651	-5,674,556	-8,030,430
22	Strategic scale site - medium density	1,500	£14,114,286	10,551,354	6,841,604	3,148,905	-538,611	-4,272,407	-8,019,220	-11,801,398
23	Strategic scale site - medium density	3,300	£35,828,571	18,024,561	12,035,419	6,078,017	142,747	-5,887,010	-11,945,489	-18,091,060
24	Housing for Elderly (C3) - high density	40	£123,500	-1,235,198	-1,302,113	-1,369,027	-1,435,942	-1,502,857	-1,569,770	-1,636,685
25	Housing for Elderly (C3) - high density	60	£185,250	-1,889,596	-1,988,080	-2,086,563	-2,185,047	-2,283,530	-2,382,013	-2,480,497
26	Housing for Elderly (C2) extra care	70	£216,125	-2,722,693	-2,827,777	-2,932,861	-3,037,945	-3,143,030	-3,248,114	-3,353,198
27	Retail (comparison)	-	£82,311	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£30,865	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£205,804	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£92,658	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£247,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£247,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£82,337	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£54,890	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£51,464	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£247,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£247,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£247,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£28,069	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£28,082	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£28,313	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£168,540	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£98,781	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£123,480	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£148,176	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

NORTH EAST LINCOLNSHIRE LOCAL PLAN Sales value £3,100 psm AH tenure Rented 80% SO 0% Frst Hms 20%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) **£1,027,075** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£190,199	236,143	215,311	194,698	174,305	154,129	134,174	114,438
2	Residential Small site - medium density	5	£163,028	236,143	215,311	194,698	174,305	154,129	134,174	114,438
3	Residential Small site - higher density (flats)	5	£63,400	-29,303	-45,651	-61,815	-77,793	-93,586	-109,194	-124,617
4	Residential Small site - low density	10	£380,398	472,285	430,621	389,396	348,609	308,260	268,350	228,878
5	Residential Small site - medium density	10	£326,055	472,285	430,621	389,396	348,609	308,260	268,350	228,878
6	Residential Small site - higher density	10	£308,431	472,285	430,621	389,396	348,609	308,260	268,350	228,878
7	Residential Medium site - low density	25	£950,995	1,180,713	1,076,554	973,490	871,522	770,649	670,874	572,194
8	Residential Medium site - medium density	25	£815,139	1,180,713	1,076,554	973,490	871,522	770,649	670,874	572,194
9	Residential Medium site - higher density	25	£771,077	1,180,713	1,076,554	973,490	871,522	770,649	670,874	572,194
10	Residential Medium site - low density	50	£1,901,990	2,418,081	2,208,588	2,001,298	1,796,210	1,593,325	1,392,641	1,194,160
11	Residential Medium site - medium density	50	£1,630,277	2,418,081	2,208,588	2,001,298	1,796,210	1,593,325	1,392,641	1,194,160
12	Residential Medium site - higher density	50	£1,542,154	2,418,081	2,404,434	2,390,752	2,377,036	2,363,285	2,349,500	2,335,681
13	Residential Large site - low density	100	£3,803,980	4,524,446	4,124,252	3,728,268	3,336,498	2,948,937	2,565,589	2,186,451
14	Residential Large site - medium density	100	£3,260,555	4,524,446	4,124,252	3,728,268	3,336,498	2,948,937	2,565,589	2,186,451
15	Residential Large site - high density	100	£3,084,308	4,524,446	4,124,252	3,728,268	3,336,498	2,948,937	2,565,589	2,186,451
16	Residential Large site - low density	200	£7,607,961	8,330,988	7,579,480	6,835,887	6,100,211	5,372,451	4,652,606	3,940,677
17	Residential Large site - medium density	200	£6,521,109	8,330,988	7,579,480	6,835,887	6,100,211	5,372,451	4,652,606	3,940,677
18	Strategic scale site - low density	500	£22,823,883	8,052,373	6,150,204	4,268,024	2,405,837	544,281	-1,321,392	-3,185,272
19	Strategic scale site - medium density	500	£19,563,328	8,052,373	6,150,204	4,268,024	2,405,837	544,281	-1,321,392	-3,185,272
20	Strategic scale site - low density	750	£34,235,824	11,451,222	8,862,250	6,291,049	3,746,047	1,204,918	-1,339,757	-3,898,240
21	Strategic scale site - medium density	750	£29,344,992	11,451,222	8,862,250	6,291,049	3,746,047	1,204,918	-1,339,757	-3,898,240
22	Strategic scale site - medium density	1,500	£58,689,984	19,016,145	14,926,830	10,874,009	6,846,028	2,836,198	-1,178,421	-5,246,625
23	Strategic scale site - medium density	3,300	£148,982,267	31,592,940	25,005,826	18,469,592	11,973,986	5,508,752	-951,673	-7,515,377
24	Housing for Elderly (C3) - high density	40	£513,536	1,048,425	1,123,281	1,198,137	1,272,994	1,347,850	1,422,706	1,497,563
25	Housing for Elderly (C3) - high density	60	£770,306	1,611,506	1,721,816	1,832,126	1,942,435	2,052,744	2,163,054	2,273,363
26	Housing for Elderly (C2) extra care	70	£898,690	2,422,118	2,539,986	2,657,854	2,775,722	2,893,591	3,011,459	3,129,327
27	Retail (comparison)	-	£342,264	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£128,345	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£855,775	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£385,290	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£1,027,075	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£1,027,075	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£342,374	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£228,245	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£213,999	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£1,027,075	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£1,027,075	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£1,027,075	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£116,717	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£116,772	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£117,732	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£700,824	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£308,122	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£410,753	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£513,455	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£616,147	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) **£500,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£92,593	236,143	215,311	194,698	174,305	154,129	134,174	114,438
2	Residential Small site - medium density	5	£79,365	236,143	215,311	194,698	174,305	154,129	134,174	114,438
3	Residential Small site - higher density (flats)	5	£30,864	-29,303	-45,651	-61,815	-77,793	-93,586	-109,194	-124,617
4	Residential Small site - low density	10	£185,185	472,285	430,621	389,396	348,609	308,260	268,350	228,878
5	Residential Small site - medium density	10	£158,730	472,285	430,621	389,396	348,609	308,260	268,350	228,878
6	Residential Small site - higher density	10	£150,150	472,285	430,621	389,396	348,609	308,260	268,350	228,878
7	Residential Medium site - low density	25	£462,963	1,180,713	1,076,554	973,490	871,522	770,649	670,874	572,194
8	Residential Medium site - medium density	25	£396,825	1,180,713	1,076,554	973,490	871,522	770,649	670,874	572,194
9	Residential Medium site - higher density	25	£375,375	1,180,713	1,076,554	973,490	871,522	770,649	670,874	572,194
10	Residential Medium site - low density	50	£925,926	2,418,081	2,208,588	2,001,298	1,796,210	1,593,325	1,392,641	1,194,160
11	Residential Medium site - medium density	50	£793,651	2,418,081	2,208,588	2,001,298	1,796,210	1,593,325	1,392,641	1,194,160
12	Residential Medium site - higher density	50	£750,751	2,418,081	2,404,434	2,390,752	2,377,036	2,363,285	2,349,500	2,335,681
13	Residential Large site - low density	100	£1,851,852	4,524,446	4,124,252	3,728,268	3,336,498	2,948,937	2,565,589	2,186,451
14	Residential Large site - medium density	100	£1,587,302	4,524,446	4,124,252	3,728,268	3,336,498	2,948,937	2,565,589	2,186,451
15	Residential Large site - high density	100	£1,501,502	4,524,446	4,124,252	3,728,268	3,336,498	2,948,937	2,565,589	2,186,451
16	Residential Large site - low density	200	£3,703,704	8,330,988	7,579,480	6,835,887	6,100,211	5,372,451	4,652,606	3,940,677
17	Residential Large site - medium density	200	£3,174,603	8,330,988	7,579,480	6,835,887	6,100,211	5,372,451	4,652,606	3,940,677
18	Strategic scale site - low density	500	£11,111,111	8,052,373	6,150,204	4,268,024	2,405,837	544,281	-1,321,392	-3,185,272
19	Strategic scale site - medium density	500	£9,523,810	8,052,373	6,150,204	4,268,024	2,405,837	544,281	-1,321,392	-3,185,272
20	Strategic scale site - low density	750	£16,666,667	11,451,222	8,862,250	6,291,049	3,746,047	1,204,918	-1,339,757	-3,898,240
21	Strategic scale site - medium density	750	£14,285,714	11,451,222	8,862,250	6,291,049	3,746,047	1,204,918	-1,339,757	-3,898,240
22	Strategic scale site - medium density	1,500	£28,571,429	19,016,145	14,926,830	10,874,009	6,846,028	2,836,198	-1,178,421	-5,246,625
23	Strategic scale site - medium density	3,300	£72,527,473	31,592,940	25,005,826	18,469,592	11,973,986	5,508,752	-951,673	-7,515,377
24	Housing for Elderly (C3) - high density	40	£249,999	-1,048,425	-1,123,281	-1,198,137	-1,272,994	-1,347,850	-1,422,706	-1,497,563
25	Housing for Elderly (C3) - high density	60	£375,000	-1,611,506	-1,721,816	-1,832,126	-1,942,435	-2,052,744	-2,163,054	-2,273,363
26	Housing for Elderly (C2) extra care	70	£437,500	-2,422,118	-2,539,986	-2,657,854	-2,775,722	-2,893,591	-3,011,459	-3,129,327
27	Retail (comparison)	-	£166,621	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£62,481	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£416,608	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£187,566	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£500,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£500,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£166,674	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£111,114	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£104,179	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£500,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£500,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£500,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£56,820	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£56,847	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£57,314	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£341,175	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£150,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£199,963	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£249,960	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£299,952	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£68,519	236,143	215,311	194,698	174,305	154,129	134,174	114,438
2	Residential Small site - medium density	5	£58,730	236,143	215,311	194,698	174,305	154,129	134,174	114,438
3	Residential Small site - higher density (flats)	5	£22,840	-29,303	-45,651	-61,815	-77,793	-93,586	-109,194	-124,617
4	Residential Small site - low density	10	£137,037	472,285	430,621	389,396	348,609	308,260	268,350	228,878
5	Residential Small site - medium density	10	£117,460	472,285	430,621	389,396	348,609	308,260	268,350	228,878
6	Residential Small site - higher density	10	£111,111	472,285	430,621	389,396	348,609	308,260	268,350	228,878
7	Residential Medium site - low density	25	£342,593	1,180,713	1,076,554	973,490	871,522	770,649	670,874	572,194
8	Residential Medium site - medium density	25	£293,651	1,180,713	1,076,554	973,490	871,522	770,649	670,874	572,194
9	Residential Medium site - higher density	25	£277,778	1,180,713	1,076,554	973,490	871,522	770,649	670,874	572,194
10	Residential Medium site - low density	50	£685,185	2,418,081	2,208,588	2,001,298	1,796,210	1,593,325	1,392,641	1,194,160
11	Residential Medium site - medium density	50	£587,302	2,418,081	2,208,588	2,001,298	1,796,210	1,593,325	1,392,641	1,194,160
12	Residential Medium site - higher density	50	£555,556	2,418,081	2,404,434	2,390,752	2,377,036	2,363,285	2,349,500	2,335,681
13	Residential Large site - low density	100	£1,370,370	4,524,446	4,124,252	3,728,268	3,336,498	2,948,937	2,565,589	2,186,451
14	Residential Large site - medium density	100	£1,174,603	4,524,446	4,124,252	3,728,268	3,336,498	2,948,937	2,565,589	2,186,451
15	Residential Large site - high density	100	£1,111,111	4,524,446	4,124,252	3,728,268	3,336,498	2,948,937	2,565,589	2,186,451
16	Residential Large site - low density	200	£2,740,741	8,330,988	7,579,480	6,835,887	6,100,211	5,372,451	4,652,606	3,940,677
17	Residential Large site - medium density	200	£2,349,206	8,330,988	7,579,480	6,835,887	6,100,211	5,372,451	4,652,606	3,940,677
18	Strategic scale site - low density	500	£8,222,222	8,052,373	6,150,204	4,268,024	2,405,837	544,281	-1,321,392	-3,185,272
19	Strategic scale site - medium density	500	£7,047,619	8,052,373	6,150,204	4,268,024	2,405,837	544,281	-1,321,392	-3,185,272
20	Strategic scale site - low density	750	£12,333,333	11,451,222	8,862,250	6,291,049	3,746,047	1,204,918	-1,339,757	-3,898,240
21	Strategic scale site - medium density	750	£10,571,429	11,451,222	8,862,250	6,291,049	3,746,047	1,204,918	-1,339,757	-3,898,240
22	Strategic scale site - medium density	1,500	£21,142,857	19,016,145	14,926,830	10,874,009	6,846,028	2,836,198	-1,178,421	-5,246,625
23	Strategic scale site - medium density	3,300	£53,670,330	31,592,940	25,005,826	18,469,592	11,973,986	5,508,752	-951,673	-7,515,377
24	Housing for Elderly (C3) - high density	40	£185,000	-1,048,425	-1,123,281	-1,198,137	-1,272,994	-1,347,850	-1,422,706	-1,497,563
25	Housing for Elderly (C3) - high density	60	£277,500	-1,611,506	-1,721,816	-1,832,126	-1,942,435	-2,052,744	-2,163,054	-2,273,363
26	Housing for Elderly (C2) extra care	70	£323,750	-2,422,118	-2,539,986	-2,657,854	-2,775,722	-2,893,591	-3,011,459	-3,129,327
27	Retail (comparison)	-	£123,299	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£46,236	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£308,290	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£138,799	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£370,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£370,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£123,339	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£82,224	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£77,093	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£370,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£370,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£370,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£42,047	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£42,067	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£42,413	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£252,469	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£111,000	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£147,972	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£184,970	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£221,965	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) **£247,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£45,741	236,143	215,311	194,698	174,305	154,129	134,174	114,438
2	Residential Small site - medium density	5	£39,206	236,143	215,311	194,698	174,305	154,129	134,174	114,438
3	Residential Small site - higher density (flats)	5	£15,247	-29,303	-45,651	-61,815	-77,793	-93,586	-109,194	-124,617
4	Residential Small site - low density	10	£91,481	472,285	430,621	389,396	348,609	308,260	268,350	228,878
5	Residential Small site - medium density	10	£78,413	472,285	430,621	389,396	348,609	308,260	268,350	228,878
6	Residential Small site - higher density	10	£74,174	472,285	430,621	389,396	348,609	308,260	268,350	228,878
7	Residential Medium site - low density	25	£228,704	1,180,713	1,076,554	973,490	871,522	770,649	670,874	572,194
8	Residential Medium site - medium density	25	£196,032	1,180,713	1,076,554	973,490	871,522	770,649	670,874	572,194
9	Residential Medium site - higher density	25	£185,435	1,180,713	1,076,554	973,490	871,522	770,649	670,874	572,194
10	Residential Medium site - low density	50	£457,407	2,418,081	2,208,588	2,001,298	1,796,210	1,593,325	1,392,641	1,194,160
11	Residential Medium site - medium density	50	£392,063	2,418,081	2,208,588	2,001,298	1,796,210	1,593,325	1,392,641	1,194,160
12	Residential Medium site - higher density	50	£370,871	2,418,081	2,404,434	2,390,752	2,377,036	2,363,285	2,349,500	2,335,681
13	Residential Large site - low density	100	£914,815	4,524,446	4,124,252	3,728,268	3,336,498	2,948,937	2,565,589	2,186,451
14	Residential Large site - medium density	100	£784,127	4,524,446	4,124,252	3,728,268	3,336,498	2,948,937	2,565,589	2,186,451
15	Residential Large site - high density	100	£741,742	4,524,446	4,124,252	3,728,268	3,336,498	2,948,937	2,565,589	2,186,451
16	Residential Large site - low density	200	£1,829,630	8,330,988	7,579,480	6,835,887	6,100,211	5,372,451	4,652,606	3,940,677
17	Residential Large site - medium density	200	£1,568,254	8,330,988	7,579,480	6,835,887	6,100,211	5,372,451	4,652,606	3,940,677
18	Strategic scale site - low density	500	£5,488,889	8,052,373	6,150,204	4,268,024	2,405,837	544,281	-1,321,392	-3,185,272
19	Strategic scale site - medium density	500	£4,704,762	8,052,373	6,150,204	4,268,024	2,405,837	544,281	-1,321,392	-3,185,272
20	Strategic scale site - low density	750	£8,233,333	11,451,222	8,862,250	6,291,049	3,746,047	1,204,918	-1,339,757	-3,898,240
21	Strategic scale site - medium density	750	£7,057,143	11,451,222	8,862,250	6,291,049	3,746,047	1,204,918	-1,339,757	-3,898,240
22	Strategic scale site - medium density	1,500	£14,114,286	19,016,145	14,926,830	10,874,009	6,846,028	2,836,198	-1,178,421	-5,246,625
23	Strategic scale site - medium density	3,300	£35,828,571	31,592,940	25,005,826	18,469,592	11,973,986	5,508,752	-951,673	-7,515,377
24	Housing for Elderly (C3) - high density	40	£123,500	-1,048,425	-1,123,281	-1,198,137	-1,272,994	-1,347,850	-1,422,706	-1,497,563
25	Housing for Elderly (C3) - high density	60	£185,250	-1,611,506	-1,721,816	-1,832,126	-1,942,435	-2,052,744	-2,163,054	-2,273,363
26	Housing for Elderly (C2) extra care	70	£216,125	-2,422,118	-2,539,986	-2,657,854	-2,775,722	-2,893,591	-3,011,459	-3,129,327
27	Retail (comparison)	-	£82,311	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170	3,606,170
28	Retail (comparison)	-	£30,865	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313	1,352,313
29	Retail (comparison)	-	£205,804	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424	9,015,424
30	Retail (convenience)	-	£92,658	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457	2,249,457
31	Retail (convenience)	-	£247,000	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553	5,998,553
32	Retail (convenience)	-	£247,000	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192	7,498,192
33	Offices	-	£82,337	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328	-4,399,328
34	Offices	-	£54,890	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160	-5,499,160
35	Offices	-	£51,464	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991	-6,598,991
36	Industrial (40% plot ratio)	-	£247,000	372,776	372,776	372,776	372,776	372,776	372,776	372,776
37	Warehousing/logistics (50% plot ratio)	-	£247,000	471,027	471,027	471,027	471,027	471,027	471,027	471,027
38	Warehousing/logistics (60% plot ratio)	-	£247,000	569,279	569,279	569,279	569,279	569,279	569,279	569,279
39	Hotel (75 rooms)	-	£28,069	30,898	30,898	30,898	30,898	30,898	30,898	30,898
40	Hotel (100 rooms)	-	£28,082	41,197	41,197	41,197	41,197	41,197	41,197	41,197
41	Hotel (125 room)	-	£28,313	51,497	51,497	51,497	51,497	51,497	51,497	51,497
42	Hotel (150 rooms)	-	£168,540	61,795	61,795	61,795	61,795	61,795	61,795	61,795
43	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
44	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
45	Leisure use	-	£74,100	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344	-2,516,344
46	Community use	-	£98,781	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125	-3,355,125
47	Community use	-	£123,480	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907	-4,193,907
48	Community use	-	£148,176	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688	-5,032,688

Appendix 10 - Appraisal outputs – 80% social rent, 20% Shared Ownership (sensitivity analyses)

NORTH EAST LINCOLNSHIRE LOCAL PLAN Sales value £2,029 psm AH tenure Rented 80% SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) **£1,027,075** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£190,199	- 26,996	- 30,993	- 34,945	- 38,855	- 42,720	- 46,540	- 50,318
2	Residential Small site - medium density	5	£163,028	- 26,996	- 30,993	- 34,945	- 38,855	- 42,720	- 46,540	- 50,318
3	Residential Small site - higher density (flats)	5	£63,400	- 279,605	- 281,187	- 282,737	- 284,254	- 285,739	- 287,190	- 288,610
4	Residential Small site - low density	10	£380,398	- 53,993	- 61,986	- 69,892	- 77,709	- 85,439	- 93,082	- 100,635
5	Residential Small site - medium density	10	£326,055	- 53,993	- 61,986	- 69,892	- 77,709	- 85,439	- 93,082	- 100,635
6	Residential Small site - higher density	10	£308,431	- 53,993	- 61,986	- 69,892	- 77,709	- 85,439	- 93,082	- 100,635
7	Residential Medium site - low density	25	£950,995	- 134,982	- 154,965	- 174,729	- 194,274	- 213,599	- 232,704	- 251,589
8	Residential Medium site - medium density	25	£815,139	- 134,982	- 154,965	- 174,729	- 194,274	- 213,599	- 232,704	- 251,589
9	Residential Medium site - higher density	25	£771,077	- 134,982	- 154,965	- 174,729	- 194,274	- 213,599	- 232,704	- 251,589
10	Residential Medium site - low density	50	£1,901,990	- 185,210	- 228,972	- 272,257	- 315,064	- 357,393	- 399,246	- 440,619
11	Residential Medium site - medium density	50	£1,630,277	- 185,210	- 228,972	- 272,257	- 315,064	- 357,393	- 399,246	- 440,619
12	Residential Medium site - higher density	50	£1,542,154	- 185,210	- 184,072	- 182,970	- 181,903	- 180,871	- 179,875	- 178,914
13	Residential Large site - low density	100	£3,803,980	- 580,891	- 655,025	- 728,344	- 800,845	- 872,531	- 943,400	- 1,013,453
14	Residential Large site - medium density	100	£3,260,555	- 580,891	- 655,025	- 728,344	- 800,845	- 872,531	- 943,400	- 1,013,453
15	Residential Large site - high density	100	£3,084,308	- 580,891	- 655,025	- 728,344	- 800,845	- 872,531	- 943,400	- 1,013,453
16	Residential Large site - low density	200	£7,607,961	- 1,451,392	- 1,573,312	- 1,693,875	- 1,813,085	- 1,931,187	- 2,050,037	- 2,167,508
17	Residential Large site - medium density	200	£6,521,109	- 1,451,392	- 1,573,312	- 1,693,875	- 1,813,085	- 1,931,187	- 2,050,037	- 2,167,508
18	Strategic scale site - low density	500	£22,823,883	- 16,383,293	- 16,797,838	- 17,207,873	- 17,613,401	- 18,014,421	- 18,410,932	- 18,802,936
19	Strategic scale site - medium density	500	£19,563,328	- 16,383,293	- 16,797,838	- 17,207,873	- 17,613,401	- 18,014,421	- 18,410,932	- 18,802,936
20	Strategic scale site - low density	750	£34,235,824	- 22,275,989	- 22,909,023	- 23,535,218	- 24,154,573	- 24,767,088	- 25,372,763	- 25,971,598
21	Strategic scale site - medium density	750	£29,344,992	- 22,275,989	- 22,909,023	- 23,535,218	- 24,154,573	- 24,767,088	- 25,372,763	- 25,971,598
22	Strategic scale site - medium density	1,500	£58,689,984	- 35,522,440	- 36,811,408	- 38,086,608	- 39,348,040	- 40,595,704	- 41,829,600	- 43,049,729
23	Strategic scale site - medium density	3,300	£148,982,267	- 58,793,884	- 61,596,578	- 64,369,637	- 67,113,060	- 69,826,849	- 72,511,003	- 75,165,522
24	Housing for Elderly (C3) - high density	40	£513,536	- 2,346,681	- 2,353,560	- 2,360,439	- 2,367,319	- 2,374,198	- 2,381,077	- 2,387,956
25	Housing for Elderly (C3) - high density	60	£770,306	- 3,549,315	- 3,557,723	- 3,566,131	- 3,574,539	- 3,582,947	- 3,591,355	- 3,599,763
26	Housing for Elderly (C2) extra care	70	£898,690	- 4,581,477	- 4,588,467	- 4,595,458	- 4,602,448	- 4,609,438	- 4,616,429	- 4,623,419
27	Retail (comparison)	-	£342,264	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£128,345	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£855,775	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£385,290	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£1,027,075	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£1,027,075	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£342,374	- 5,363,780	- 5,363,780	- 5,363,780	- 5,363,780	- 5,363,780	- 5,363,780	- 5,363,780
34	Offices	-	£228,245	- 6,704,725	- 6,704,725	- 6,704,725	- 6,704,725	- 6,704,725	- 6,704,725	- 6,704,725
35	Offices	-	£213,999	- 8,045,670	- 8,045,670	- 8,045,670	- 8,045,670	- 8,045,670	- 8,045,670	- 8,045,670
36	Industrial (40% plot ratio)	-	£1,027,075	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£1,027,075	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£1,027,075	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£116,717	- 482,570	- 482,570	- 482,570	- 482,570	- 482,570	- 482,570	- 482,570
40	Hotel (100 rooms)	-	£116,772	- 643,427	- 643,427	- 643,427	- 643,427	- 643,427	- 643,427	- 643,427
41	Hotel (125 room)	-	£117,732	- 804,284	- 804,284	- 804,284	- 804,284	- 804,284	- 804,284	- 804,284
42	Hotel (150 rooms)	-	£700,824	- 965,141	- 965,141	- 965,141	- 965,141	- 965,141	- 965,141	- 965,141
43	Leisure use	-	£308,122	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411
44	Leisure use	-	£308,122	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411
45	Leisure use	-	£308,122	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411
46	Community use	-	£410,753	- 3,881,882	- 3,881,882	- 3,881,882	- 3,881,882	- 3,881,882	- 3,881,882	- 3,881,882
47	Community use	-	£513,455	- 4,852,352	- 4,852,352	- 4,852,352	- 4,852,352	- 4,852,352	- 4,852,352	- 4,852,352
48	Community use	-	£616,147	- 5,822,823	- 5,822,823	- 5,822,823	- 5,822,823	- 5,822,823	- 5,822,823	- 5,822,823

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) **£500,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£92,593	- 26,996	- 30,993	- 34,945	- 38,855	- 42,720	- 46,540	- 50,318
2	Residential Small site - medium density	5	£79,365	- 26,996	- 30,993	- 34,945	- 38,855	- 42,720	- 46,540	- 50,318
3	Residential Small site - higher density (flats)	5	£30,864	- 279,605	- 281,187	- 282,737	- 284,254	- 285,739	- 287,190	- 288,610
4	Residential Small site - low density	10	£185,185	- 53,993	- 61,986	- 69,892	- 77,709	- 85,439	- 93,082	- 100,635
5	Residential Small site - medium density	10	£158,730	- 53,993	- 61,986	- 69,892	- 77,709	- 85,439	- 93,082	- 100,635
6	Residential Small site - higher density	10	£150,150	- 53,993	- 61,986	- 69,892	- 77,709	- 85,439	- 93,082	- 100,635
7	Residential Medium site - low density	25	£462,963	- 134,982	- 154,965	- 174,729	- 194,274	- 213,599	- 232,704	- 251,589
8	Residential Medium site - medium density	25	£396,825	- 134,982	- 154,965	- 174,729	- 194,274	- 213,599	- 232,704	- 251,589
9	Residential Medium site - higher density	25	£375,375	- 134,982	- 154,965	- 174,729	- 194,274	- 213,599	- 232,704	- 251,589
10	Residential Medium site - low density	50	£925,926	- 185,210	- 228,972	- 272,257	- 315,064	- 357,393	- 399,246	- 440,619
11	Residential Medium site - medium density	50	£793,651	- 185,210	- 228,972	- 272,257	- 315,064	- 357,393	- 399,246	- 440,619
12	Residential Medium site - higher density	50	£750,751	- 185,210	- 184,072	- 182,970	- 181,903	- 180,871	- 179,875	- 178,914
13	Residential Large site - low density	100	£1,851,852	- 580,891	- 655,025	- 728,344	- 800,845	- 872,531	- 943,400	- 1,013,453
14	Residential Large site - medium density	100	£1,587,302	- 580,891	- 655,025	- 728,344	- 800,845	- 872,531	- 943,400	- 1,013,453
15	Residential Large site - high density	100	£1,501,502	- 580,891	- 655,025	- 728,344	- 800,845	- 872,531	- 943,400	- 1,013,453
16	Residential Large site - low density	200	£3,703,704	- 1,451,392	- 1,573,312	- 1,693,875	- 1,813,085	- 1,931,187	- 2,050,037	- 2,167,508
17	Residential Large site - medium density	200	£3,174,603	- 1,451,392	- 1,573,312	- 1,693,875	- 1,813,085	- 1,931,187	- 2,050,037	- 2,167,508
18	Strategic scale site - low density	500	£11,111,111	- 16,383,293	- 16,797,838	- 17,207,873	- 17,613,401	- 18,014,421	- 18,410,932	- 18,802,936
19	Strategic scale site - medium density	500	£9,523,810	- 16,383,293	- 16,797,838	- 17,207,873	- 17,613,401	- 18,014,421	- 18,410,932	- 18,802,936
20	Strategic scale site - low density	750	£16,666,667	- 22,275,989	- 22,909,023	- 23,535,218	- 24,154,573	- 24,767,088	- 25,372,763	- 25,971,598
21	Strategic scale site - medium density	750	£14,285,714	- 22,275,989	- 22,909,023	- 23,535,218	- 24,154,573	- 24,767,088	- 25,372,763	- 25,971,598
22	Strategic scale site - medium density	1,500	£28,571,429	- 35,522,440	- 36,811,408	- 38,086,608	- 39,348,040	- 40,595,704	- 41,829,600	- 43,049,729
23	Strategic scale site - medium density	3,300	£72,527,473	- 58,793,884	- 61,596,578	- 64,369,637	- 67,113,060	- 69,826,849	- 72,511,003	- 75,165,522
24	Housing for Elderly (C3) - high density	40	£249,999	- 2,346,681	- 2,353,560	- 2,360,439	- 2,367,319	- 2,374,198	- 2,381,077	- 2,387,956
25	Housing for Elderly (C3) - high density	60	£375,000	- 3,549,315	- 3,557,723	- 3,566,131	- 3,574,539	- 3,582,947	- 3,591,355	- 3,599,763
26	Housing for Elderly (C2) extra care	70	£437,500	- 4,581,477	- 4,588,467	- 4,595,458	- 4,602,448	- 4,609,438	- 4,616,429	- 4,623,419
27	Retail (comparison)	-	£166,621	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£62,481	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£416,608	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£187,566	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£500,000	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£500,000	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£166,674	- 5,363,780	- 5,363,780	- 5,363,780	- 5,363,780	- 5,363,780	- 5,363,780	- 5,363,780
34	Offices	-	£111,114	- 6,704,725	- 6,704,725	- 6,704,725	- 6,704,725	- 6,704,725	- 6,704,725	- 6,704,725
35	Offices	-	£104,179	- 8,045,670	- 8,045,670	- 8,045,670	- 8,045,670	- 8,045,670	- 8,045,670	- 8,045,670
36	Industrial (40% plot ratio)	-	£500,000	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£500,000	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£500,000	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£56,820	- 482,570	- 482,570	- 482,570	- 482,570	- 482,570	- 482,570	- 482,570
40	Hotel (100 rooms)	-	£56,847	- 643,427	- 643,427	- 643,427	- 643,427	- 643,427	- 643,427	- 643,427
41	Hotel (125 room)	-	£57,314	- 804,284	- 804,284	- 804,284	- 804,284	- 804,284	- 804,284	- 804,284
42	Hotel (150 rooms)	-	£341,175	- 965,141	- 965,141	- 965,141	- 965,141	- 965,141	- 965,141	- 965,141
43	Leisure use	-	£150,000	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411
44	Leisure use	-	£150,000	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411
45	Leisure use	-	£150,000	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411
46	Community use	-	£199,963	- 3,881,882	- 3,881,882	- 3,881,882	- 3,881,882	- 3,881,882	- 3,881,882	- 3,881,882
47	Community use	-	£249,960	- 4,852,352	- 4,852,352	- 4,852,352	- 4,852,352	- 4,852,352	- 4,852,352	- 4,852,352
48	Community use	-	£299,952	- 5,822,823	- 5,822,823	- 5,822,823	- 5,822,823	- 5,822,823	- 5,822,823	- 5,822,823

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£68,519	- 26,996	- 30,993	- 34,945	- 38,855	- 42,720	- 46,540	- 50,318
2	Residential Small site - medium density	5	£58,730	- 26,996	- 30,993	- 34,945	- 38,855	- 42,720	- 46,540	- 50,318
3	Residential Small site - higher density (flats)	5	£22,840	- 279,605	- 281,187	- 282,737	- 284,254	- 285,739	- 287,190	- 288,610
4	Residential Small site - low density	10	£137,037	- 53,993	- 61,986	- 69,892	- 77,709	- 85,439	- 93,082	- 100,635
5	Residential Small site - medium density	10	£117,460	- 53,993	- 61,986	- 69,892	- 77,709	- 85,439	- 93,082	- 100,635
6	Residential Small site - higher density	10	£111,111	- 53,993	- 61,986	- 69,892	- 77,709	- 85,439	- 93,082	- 100,635
7	Residential Medium site - low density	25	£342,593	- 134,982	- 154,965	- 174,729	- 194,274	- 213,599	- 232,704	- 251,589
8	Residential Medium site - medium density	25	£293,651	- 134,982	- 154,965	- 174,729	- 194,274	- 213,599	- 232,704	- 251,589
9	Residential Medium site - higher density	25	£277,778	- 134,982	- 154,965	- 174,729	- 194,274	- 213,599	- 232,704	- 251,589
10	Residential Medium site - low density	50	£685,185	- 185,210	- 228,972	- 272,257	- 315,064	- 357,393	- 399,246	- 440,619
11	Residential Medium site - medium density	50	£587,302	- 185,210	- 228,972	- 272,257	- 315,064	- 357,393	- 399,246	- 440,619
12	Residential Medium site - higher density	50	£555,556	- 185,210	- 184,072	- 182,970	- 181,903	- 180,871	- 179,875	- 178,914
13	Residential Large site - low density	100	£1,370,370	- 580,891	- 655,025	- 728,344	- 800,845	- 872,531	- 943,400	- 1,013,453
14	Residential Large site - medium density	100	£1,174,603	- 580,891	- 655,025	- 728,344	- 800,845	- 872,531	- 943,400	- 1,013,453
15	Residential Large site - high density	100	£1,111,111	- 580,891	- 655,025	- 728,344	- 800,845	- 872,531	- 943,400	- 1,013,453
16	Residential Large site - low density	200	£2,740,741	- 1,451,392	- 1,573,312	- 1,693,875	- 1,813,085	- 1,931,187	- 2,050,037	- 2,167,508
17	Residential Large site - medium density	200	£2,349,206	- 1,451,392	- 1,573,312	- 1,693,875	- 1,813,085	- 1,931,187	- 2,050,037	- 2,167,508
18	Strategic scale site - low density	500	£8,222,222	- 16,383,293	- 16,797,838	- 17,207,873	- 17,613,401	- 18,014,421	- 18,410,932	- 18,802,936
19	Strategic scale site - medium density	500	£7,047,619	- 16,383,293	- 16,797,838	- 17,207,873	- 17,613,401	- 18,014,421	- 18,410,932	- 18,802,936
20	Strategic scale site - low density	750	£12,333,333	- 22,275,989	- 22,909,023	- 23,535,218	- 24,154,573	- 24,767,088	- 25,372,763	- 25,971,598
21	Strategic scale site - medium density	750	£10,571,429	- 22,275,989	- 22,909,023	- 23,535,218	- 24,154,573	- 24,767,088	- 25,372,763	- 25,971,598
22	Strategic scale site - medium density	1,500	£21,142,857	- 35,522,440	- 36,811,408	- 38,086,608	- 39,348,040	- 40,595,704	- 41,829,600	- 43,049,729
23	Strategic scale site - medium density	3,300	£53,670,330	- 58,793,884	- 61,596,578	- 64,369,637	- 67,113,060	- 69,826,849	- 72,511,003	- 75,165,522
24	Housing for Elderly (C3) - high density	40	£185,000	- 2,346,681	- 2,353,560	- 2,360,439	- 2,367,319	- 2,374,198	- 2,381,077	- 2,387,956
25	Housing for Elderly (C3) - high density	60	£277,500	- 3,549,315	- 3,557,723	- 3,566,131	- 3,574,539	- 3,582,947	- 3,591,355	- 3,599,763
26	Housing for Elderly (C2) extra care	70	£323,750	- 4,581,477	- 4,588,467	- 4,595,458	- 4,602,448	- 4,609,438	- 4,616,429	- 4,623,419
27	Retail (comparison)	-	£123,299	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£46,236	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£308,290	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£138,799	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£370,000	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£370,000	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£123,339	- 5,363,780	- 5,363,780	- 5,363,780	- 5,363,780	- 5,363,780	- 5,363,780	- 5,363,780
34	Offices	-	£82,224	- 6,704,725	- 6,704,725	- 6,704,725	- 6,704,725	- 6,704,725	- 6,704,725	- 6,704,725
35	Offices	-	£77,093	- 8,045,670	- 8,045,670	- 8,045,670	- 8,045,670	- 8,045,670	- 8,045,670	- 8,045,670
36	Industrial (40% plot ratio)	-	£370,000	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£370,000	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£370,000	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£42,047	- 482,570	- 482,570	- 482,570	- 482,570	- 482,570	- 482,570	- 482,570
40	Hotel (100 rooms)	-	£42,067	- 643,427	- 643,427	- 643,427	- 643,427	- 643,427	- 643,427	- 643,427
41	Hotel (125 room)	-	£42,413	- 804,284	- 804,284	- 804,284	- 804,284	- 804,284	- 804,284	- 804,284
42	Hotel (150 rooms)	-	£252,469	- 965,141	- 965,141	- 965,141	- 965,141	- 965,141	- 965,141	- 965,141
43	Leisure use	-	£111,000	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411
44	Leisure use	-	£111,000	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411
45	Leisure use	-	£111,000	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411
46	Community use	-	£147,972	- 3,881,882	- 3,881,882	- 3,881,882	- 3,881,882	- 3,881,882	- 3,881,882	- 3,881,882
47	Community use	-	£184,970	- 4,852,352	- 4,852,352	- 4,852,352	- 4,852,352	- 4,852,352	- 4,852,352	- 4,852,352
48	Community use	-	£221,965	- 5,822,823	- 5,822,823	- 5,822,823	- 5,822,823	- 5,822,823	- 5,822,823	- 5,822,823

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) **£247,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£45,741	- 26,996	- 30,993	- 34,945	- 38,855	- 42,720	- 46,540	- 50,318
2	Residential Small site - medium density	5	£39,206	- 26,996	- 30,993	- 34,945	- 38,855	- 42,720	- 46,540	- 50,318
3	Residential Small site - higher density (flats)	5	£15,247	- 279,605	- 281,187	- 282,737	- 284,254	- 285,739	- 287,190	- 288,610
4	Residential Small site - low density	10	£91,481	- 53,993	- 61,986	- 69,892	- 77,709	- 85,439	- 93,082	- 100,635
5	Residential Small site - medium density	10	£78,413	- 53,993	- 61,986	- 69,892	- 77,709	- 85,439	- 93,082	- 100,635
6	Residential Small site - higher density	10	£74,174	- 53,993	- 61,986	- 69,892	- 77,709	- 85,439	- 93,082	- 100,635
7	Residential Medium site - low density	25	£228,704	- 134,982	- 154,965	- 174,729	- 194,274	- 213,599	- 232,704	- 251,589
8	Residential Medium site - medium density	25	£196,032	- 134,982	- 154,965	- 174,729	- 194,274	- 213,599	- 232,704	- 251,589
9	Residential Medium site - higher density	25	£185,435	- 134,982	- 154,965	- 174,729	- 194,274	- 213,599	- 232,704	- 251,589
10	Residential Medium site - low density	50	£457,407	- 185,210	- 228,972	- 272,257	- 315,064	- 357,393	- 399,246	- 440,619
11	Residential Medium site - medium density	50	£392,063	- 185,210	- 228,972	- 272,257	- 315,064	- 357,393	- 399,246	- 440,619
12	Residential Medium site - higher density	50	£370,871	- 185,210	- 184,072	- 182,970	- 181,903	- 180,871	- 179,875	- 178,914
13	Residential Large site - low density	100	£914,815	- 580,891	- 655,025	- 728,344	- 800,845	- 872,531	- 943,400	- 1,013,453
14	Residential Large site - medium density	100	£784,127	- 580,891	- 655,025	- 728,344	- 800,845	- 872,531	- 943,400	- 1,013,453
15	Residential Large site - high density	100	£741,742	- 580,891	- 655,025	- 728,344	- 800,845	- 872,531	- 943,400	- 1,013,453
16	Residential Large site - low density	200	£1,829,630	- 1,451,392	- 1,573,312	- 1,693,875	- 1,813,085	- 1,931,187	- 2,050,037	- 2,167,508
17	Residential Large site - medium density	200	£1,568,254	- 1,451,392	- 1,573,312	- 1,693,875	- 1,813,085	- 1,931,187	- 2,050,037	- 2,167,508
18	Strategic scale site - low density	500	£5,488,889	- 16,383,293	- 16,797,838	- 17,207,873	- 17,613,401	- 18,014,421	- 18,410,932	- 18,802,936
19	Strategic scale site - medium density	500	£4,704,762	- 16,383,293	- 16,797,838	- 17,207,873	- 17,613,401	- 18,014,421	- 18,410,932	- 18,802,936
20	Strategic scale site - low density	750	£8,233,333	- 22,275,989	- 22,909,023	- 23,535,218	- 24,154,573	- 24,767,088	- 25,372,763	- 25,971,598
21	Strategic scale site - medium density	750	£7,057,143	- 22,275,989	- 22,909,023	- 23,535,218	- 24,154,573	- 24,767,088	- 25,372,763	- 25,971,598
22	Strategic scale site - medium density	1,500	£14,114,286	- 35,522,440	- 36,811,408	- 38,086,608	- 39,348,040	- 40,595,704	- 41,829,600	- 43,049,729
23	Strategic scale site - medium density	3,300	£35,828,571	- 58,793,884	- 61,596,578	- 64,369,637	- 67,113,060	- 69,826,849	- 72,511,003	- 75,165,522
24	Housing for Elderly (C3) - high density	40	£123,500	- 2,346,681	- 2,353,560	- 2,360,439	- 2,367,319	- 2,374,198	- 2,381,077	- 2,387,956
25	Housing for Elderly (C3) - high density	60	£185,250	- 3,549,315	- 3,557,723	- 3,566,131	- 3,574,539	- 3,582,947	- 3,591,355	- 3,599,763
26	Housing for Elderly (C2) extra care	70	£216,125	- 4,581,477	- 4,588,467	- 4,595,458	- 4,602,448	- 4,609,438	- 4,616,429	- 4,623,419
27	Retail (comparison)	-	£82,311	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£30,865	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£205,804	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£92,658	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£247,000	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£247,000	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£82,337	- 5,363,780	- 5,363,780	- 5,363,780	- 5,363,780	- 5,363,780	- 5,363,780	- 5,363,780
34	Offices	-	£54,890	- 6,704,725	- 6,704,725	- 6,704,725	- 6,704,725	- 6,704,725	- 6,704,725	- 6,704,725
35	Offices	-	£51,464	- 8,045,670	- 8,045,670	- 8,045,670	- 8,045,670	- 8,045,670	- 8,045,670	- 8,045,670
36	Industrial (40% plot ratio)	-	£247,000	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£247,000	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£247,000	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£28,069	- 482,570	- 482,570	- 482,570	- 482,570	- 482,570	- 482,570	- 482,570
40	Hotel (100 rooms)	-	£28,082	- 643,427	- 643,427	- 643,427	- 643,427	- 643,427	- 643,427	- 643,427
41	Hotel (125 room)	-	£28,313	- 804,284	- 804,284	- 804,284	- 804,284	- 804,284	- 804,284	- 804,284
42	Hotel (150 rooms)	-	£168,540	- 965,141	- 965,141	- 965,141	- 965,141	- 965,141	- 965,141	- 965,141
43	Leisure use	-	£74,100	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411	- 2,911,411
44	Leisure use	-	£74,100	- 2,911,411	- 2,911,411	- 2,911,411	- 2,

NORTH EAST LINCOLNSHIRE LOCAL PLAN Sales value £2,163 psm AH tenure Rented 80% SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) **£1,027,075** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£190,199	28,868	22,374	15,948	9,592	3,305	-2,962	-9,212
2	Residential Small site - medium density	5	£163,028	28,868	22,374	15,948	9,592	3,305	-2,962	-9,212
3	Residential Small site - higher density (flats)	5	£63,400	-231,719	-235,515	-239,256	-242,941	-246,573	-250,149	-253,670
4	Residential Small site - low density	10	£380,398	57,736	44,748	31,897	19,184	6,610	-5,923	-18,424
5	Residential Small site - medium density	10	£326,055	57,736	44,748	31,897	19,184	6,610	-5,923	-18,424
6	Residential Small site - higher density	10	£308,431	57,736	44,748	31,897	19,184	6,610	-5,923	-18,424
7	Residential Medium site - low density	25	£950,995	144,340	111,869	79,743	47,961	16,523	-14,808	-46,059
8	Residential Medium site - medium density	25	£815,139	144,340	111,869	79,743	47,961	16,523	-14,808	-46,059
9	Residential Medium site - higher density	25	£771,077	144,340	111,869	79,743	47,961	16,523	-14,808	-46,059
10	Residential Medium site - low density	50	£1,901,990	367,969	299,434	231,623	164,540	98,181	32,547	-32,891
11	Residential Medium site - medium density	50	£1,630,277	367,969	299,434	231,623	164,540	98,181	32,547	-32,891
12	Residential Medium site - higher density	50	£1,542,154	367,969	365,963	363,923	361,848	359,739	357,595	355,417
13	Residential Large site - low density	100	£3,803,980	512,659	389,658	267,962	147,571	28,484	-90,759	-209,142
14	Residential Large site - medium density	100	£3,260,555	512,659	389,658	267,962	147,571	28,484	-90,759	-209,142
15	Residential Large site - high density	100	£3,084,308	512,659	389,658	267,962	147,571	28,484	-90,759	-209,142
16	Residential Large site - low density	200	£7,607,961	641,258	425,989	213,009	2,316	-209,460	-418,950	-626,114
17	Residential Large site - medium density	200	£6,521,109	641,258	425,989	213,009	2,316	-209,460	-418,950	-626,114
18	Strategic scale site - low density	500	£22,823,883	-11,073,218	-11,733,630	-12,387,069	-13,033,537	-13,673,034	-14,305,558	-14,931,110
19	Strategic scale site - medium density	500	£19,563,328	-11,073,218	-11,733,630	-12,387,069	-13,033,537	-13,673,034	-14,305,558	-14,931,110
20	Strategic scale site - low density	750	£34,235,824	-14,655,710	-15,639,903	-16,615,956	-17,581,626	-18,536,916	-19,481,822	-20,416,348
21	Strategic scale site - medium density	750	£29,344,992	-14,655,710	-15,639,903	-16,615,956	-17,581,626	-18,536,916	-19,481,822	-20,416,348
22	Strategic scale site - medium density	1,500	£58,689,984	-22,170,478	-23,866,372	-25,623,824	-27,472,481	-29,341,431	-31,190,190	-33,018,758
23	Strategic scale site - medium density	3,300	£148,982,267	-34,681,577	-37,610,344	-40,721,405	-44,160,841	-48,036,449	-51,915,521	-55,752,472
24	Housing for Elderly (C3) - high density	40	£513,536	-2,113,171	-2,129,477	-2,145,784	-2,162,090	-2,178,396	-2,194,702	-2,211,010
25	Housing for Elderly (C3) - high density	60	£770,306	-3,201,638	-3,224,058	-3,246,478	-3,268,898	-3,291,318	-3,313,738	-3,336,157
26	Housing for Elderly (C2) extra care	70	£898,690	-4,205,690	-4,227,799	-4,249,908	-4,272,016	-4,294,125	-4,316,234	-4,338,343
27	Retail (comparison)	-	£342,264	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£128,345	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£855,775	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£385,290	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£1,027,075	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£1,027,075	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£342,374	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£228,245	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£213,999	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£1,027,075	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£1,027,075	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£1,027,075	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£116,717	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£116,772	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£117,732	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£700,824	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£308,122	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£308,122	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£308,122	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£410,753	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£513,455	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£616,147	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) **£500,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£92,593	28,868	22,374	15,948	9,592	3,305	-2,962	-9,212
2	Residential Small site - medium density	5	£79,365	28,868	22,374	15,948	9,592	3,305	-2,962	-9,212
3	Residential Small site - higher density (flats)	5	£30,864	-231,719	-235,515	-239,256	-242,941	-246,573	-250,149	-253,670
4	Residential Small site - low density	10	£185,185	57,736	44,748	31,897	19,184	6,610	-5,923	-18,424
5	Residential Small site - medium density	10	£158,730	57,736	44,748	31,897	19,184	6,610	-5,923	-18,424
6	Residential Small site - higher density	10	£150,150	57,736	44,748	31,897	19,184	6,610	-5,923	-18,424
7	Residential Medium site - low density	25	£462,963	144,340	111,869	79,743	47,961	16,523	-14,808	-46,059
8	Residential Medium site - medium density	25	£396,825	144,340	111,869	79,743	47,961	16,523	-14,808	-46,059
9	Residential Medium site - higher density	25	£375,375	144,340	111,869	79,743	47,961	16,523	-14,808	-46,059
10	Residential Medium site - low density	50	£925,926	367,969	299,434	231,623	164,540	98,181	32,547	-32,891
11	Residential Medium site - medium density	50	£793,651	367,969	299,434	231,623	164,540	98,181	32,547	-32,891
12	Residential Medium site - higher density	50	£750,751	367,969	365,963	363,923	361,848	359,739	357,595	355,417
13	Residential Large site - low density	100	£1,851,852	512,659	389,658	267,962	147,571	28,484	-90,759	-209,142
14	Residential Large site - medium density	100	£1,587,302	512,659	389,658	267,962	147,571	28,484	-90,759	-209,142
15	Residential Large site - high density	100	£1,501,502	512,659	389,658	267,962	147,571	28,484	-90,759	-209,142
16	Residential Large site - low density	200	£3,703,704	641,258	425,989	213,009	2,316	-209,460	-418,950	-626,114
17	Residential Large site - medium density	200	£3,174,603	641,258	425,989	213,009	2,316	-209,460	-418,950	-626,114
18	Strategic scale site - low density	500	£11,111,111	-11,073,218	-11,733,630	-12,387,069	-13,033,537	-13,673,034	-14,305,558	-14,931,110
19	Strategic scale site - medium density	500	£9,523,810	-11,073,218	-11,733,630	-12,387,069	-13,033,537	-13,673,034	-14,305,558	-14,931,110
20	Strategic scale site - low density	750	£16,666,667	-14,655,710	-15,639,903	-16,615,956	-17,581,626	-18,536,916	-19,481,822	-20,416,348
21	Strategic scale site - medium density	750	£14,285,714	-14,655,710	-15,639,903	-16,615,956	-17,581,626	-18,536,916	-19,481,822	-20,416,348
22	Strategic scale site - medium density	1,500	£28,571,429	-22,170,478	-23,866,372	-25,623,824	-27,472,481	-29,341,431	-31,190,190	-33,018,758
23	Strategic scale site - medium density	3,300	£72,527,473	-34,681,577	-37,610,344	-40,721,405	-44,160,841	-48,036,449	-51,915,521	-55,752,472
24	Housing for Elderly (C3) - high density	40	£249,999	-2,113,171	-2,129,477	-2,145,784	-2,162,090	-2,178,396	-2,194,702	-2,211,010
25	Housing for Elderly (C3) - high density	60	£375,000	-3,201,638	-3,224,058	-3,246,478	-3,268,898	-3,291,318	-3,313,738	-3,336,157
26	Housing for Elderly (C2) extra care	70	£437,500	-4,205,690	-4,227,799	-4,249,908	-4,272,016	-4,294,125	-4,316,234	-4,338,343
27	Retail (comparison)	-	£166,621	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£62,481	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£416,608	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£187,566	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£500,000	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£500,000	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£166,674	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£111,114	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£104,179	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£500,000	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£500,000	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£500,000	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£56,820	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£56,847	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£57,314	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£341,175	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£150,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£150,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£150,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£199,963	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£249,960	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£299,952	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£68,519	28,868	22,374	15,948	9,592	3,305	-2,962	-9,212
2	Residential Small site - medium density	5	£58,730	28,868	22,374	15,948	9,592	3,305	-2,962	-9,212
3	Residential Small site - higher density (flats)	5	£22,840	-231,719	-235,515	-239,256	-242,941	-246,573	-250,149	-253,670
4	Residential Small site - low density	10	£137,037	57,736	44,748	31,897	19,184	6,610	-5,923	-18,424
5	Residential Small site - medium density	10	£117,460	57,736	44,748	31,897	19,184	6,610	-5,923	-18,424
6	Residential Small site - higher density	10	£111,111	57,736	44,748	31,897	19,184	6,610	-5,923	-18,424
7	Residential Medium site - low density	25	£342,593	144,340	111,869	79,743	47,961	16,523	-14,808	-46,059
8	Residential Medium site - medium density	25	£293,651	144,340	111,869	79,743	47,961	16,523	-14,808	-46,059
9	Residential Medium site - higher density	25	£277,778	144,340	111,869	79,743	47,961	16,523	-14,808	-46,059
10	Residential Medium site - low density	50	£685,185	367,969	299,434	231,623	164,540	98,181	32,547	-32,891
11	Residential Medium site - medium density	50	£587,302	367,969	299,434	231,623	164,540	98,181	32,547	-32,891
12	Residential Medium site - higher density	50	£555,556	367,969	365,963	363,923	361,848	359,739	357,595	355,417
13	Residential Large site - low density	100	£1,370,370	512,659	389,658	267,962	147,571	28,484	-90,759	-209,142
14	Residential Large site - medium density	100	£1,174,603	512,659	389,658	267,962	147,571	28,484	-90,759	-209,142
15	Residential Large site - high density	100	£1,111,111	512,659	389,658	267,962	147,571	28,484	-90,759	-209,142
16	Residential Large site - low density	200	£2,740,741	641,258	425,989	213,009	2,316	-209,460	-418,950	-626,114
17	Residential Large site - medium density	200	£2,349,206	641,258	425,989	213,009	2,316	-209,460	-418,950	-626,114
18	Strategic scale site - low density	500	£8,222,222	-11,073,218	-11,733,630	-12,387,069	-13,033,537	-13,673,034	-14,305,558	-14,931,110
19	Strategic scale site - medium density	500	£7,047,619	-11,073,218	-11,733,630	-12,387,069	-13,033,537	-13,673,034	-14,305,558	-14,931,110
20	Strategic scale site - low density	750	£12,333,333	-14,655,710	-15,639,903	-16,615,956	-17,581,626	-18,536,916	-19,481,822	-20,416,348
21	Strategic scale site - medium density	750	£10,571,429	-14,655,710	-15,639,903	-16,615,956	-17,581,626	-18,536,916	-19,481,822	-20,416,348
22	Strategic scale site - medium density	1,500	£21,142,857	-22,170,478	-23,866,372	-25,623,824	-27,472,481	-29,341,431	-31,190,190	-33,018,758
23	Strategic scale site - medium density	3,300	£53,670,330	-34,681,577	-37,610,344	-40,721,405	-44,160,841	-48,036,449	-51,915,521	-55,752,472
24	Housing for Elderly (C3) - high density	40	£185,000	-2,113,171	-2,129,477	-2,145,784	-2,162,090	-2,178,396	-2,194,702	-2,211,010
25	Housing for Elderly (C3) - high density	60	£277,500	-3,201,638	-3,224,058	-3,246,478	-3,268,898	-3,291,318	-3,313,738	-3,336,157
26	Housing for Elderly (C2) extra care	70	£323,750	-4,205,690	-4,227,799	-4,249,908	-4,272,016	-4,294,125	-4,316,234	-4,338,343
27	Retail (comparison)	-	£123,299	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£46,236	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£308,290	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£138,799	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£370,000	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£370,000	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£123,339	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£82,224	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£77,093	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£370,000	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£370,000	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£370,000	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£42,047	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£42,067	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£42,413	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£252,469	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£111,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£111,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£111,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£147,972	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£184,970	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£221,965	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) **£247,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£45,741	28,868	22,374	15,948	9,592	3,305	-2,962	-9,212
2	Residential Small site - medium density	5	£39,206	28,868	22,374	15,948	9,592	3,305	-2,962	-9,212
3	Residential Small site - higher density (flats)	5	£15,247	-231,719	-235,515	-239,256	-242,941	-246,573	-250,149	-253,670
4	Residential Small site - low density	10	£91,481	57,736	44,748	31,897	19,184	6,610	-5,923	-18,424
5	Residential Small site - medium density	10	£78,413	57,736	44,748	31,897	19,184	6,610	-5,923	-18,424
6	Residential Small site - higher density	10	£74,174	57,736	44,748	31,897	19,184	6,610	-5,923	-18,424
7	Residential Medium site - low density	25	£228,704	144,340	111,869	79,743	47,961	16,523	-14,808	-46,059
8	Residential Medium site - medium density	25	£196,032	144,340	111,869	79,743	47,961	16,523	-14,808	-46,059
9	Residential Medium site - higher density	25	£185,435	144,340	111,869	79,743	47,961	16,523	-14,808	-46,059
10	Residential Medium site - low density	50	£457,407	367,969	299,434	231,623	164,540	98,181	32,547	-32,891
11	Residential Medium site - medium density	50	£392,063	367,969	299,434	231,623	164,540	98,181	32,547	-32,891
12	Residential Medium site - higher density	50	£370,871	367,969	365,963	363,923	361,848	359,739	357,595	355,417
13	Residential Large site - low density	100	£914,815	512,659	389,658	267,962	147,571	28,484	-90,759	-209,142
14	Residential Large site - medium density	100	£784,127	512,659	389,658	267,962	147,571	28,484	-90,759	-209,142
15	Residential Large site - high density	100	£741,742	512,659	389,658	267,962	147,571	28,484	-90,759	-209,142
16	Residential Large site - low density	200	£1,829,630	641,258	425,989	213,009	2,316	-209,460	-418,950	-626,114
17	Residential Large site - medium density	200	£1,568,254	641,258	425,989	213,009	2,316	-209,460	-418,950	-626,114
18	Strategic scale site - low density	500	£5,488,889	-11,073,218	-11,733,630	-12,387,069	-13,033,537	-13,673,034	-14,305,558	-14,931,110
19	Strategic scale site - medium density	500	£4,704,762	-11,073,218	-11,733,630	-12,387,069	-13,033,537	-13,673,034	-14,305,558	-14,931,110
20	Strategic scale site - low density	750	£8,233,333	-14,655,710	-15,639,903	-16,615,956	-17,581,626	-18,536,916	-19,481,822	-20,416,348
21	Strategic scale site - medium density	750	£7,057,143	-14,655,710	-15,639,903	-16,615,956	-17,581,626	-18,536,916	-19,481,822	-20,416,348
22	Strategic scale site - medium density	1,500	£14,114,286	-22,170,478	-23,866,372	-25,623,824	-27,472,481	-29,341,431	-31,190,190	-33,018,758
23	Strategic scale site - medium density	3,300	£35,828,571	-34,681,577	-37,610,344	-40,721,405	-44,160,841	-48,036,449	-51,915,521	-55,752,472
24	Housing for Elderly (C3) - high density	40	£123,500	-2,113,171	-2,129,477	-2,145,784	-2,162,090	-2,178,396	-2,194,702	-2,211,010
25	Housing for Elderly (C3) - high density	60	£185,250	-3,201,638	-3,224,058	-3,246,478	-3,268,898	-3,291,318	-3,313,738	-3,336,157
26	Housing for Elderly (C2) extra care	70	£216,125	-4,205,690	-4,227,799	-4,249,908	-4,272,016	-4,294,125	-4,316,234	-4,338,343
27	Retail (comparison)	-	£82,311	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£30,865	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£205,804	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£92,658	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£247,000	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£247,000	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£82,337	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£54,890	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£51,464	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£247,000	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£247,000	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£247,000	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£28,069	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£28,082	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£28,313	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£168,540	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£74,100	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£74,100	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£74,100	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£98,781	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£123,480	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£148,176	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

NORTH EAST LINCOLNSHIRE LOCAL PLAN Sales value £2,297 psm AH tenure Rented 80% SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) **£1,027,075** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£190,199	84,298	75,242	66,281	57,414	48,641	39,964	31,380
2	Residential Small site - medium density	5	£163,028	84,298	75,242	66,281	57,414	48,641	39,964	31,380
3	Residential Small site - higher density (flats)	5	£63,400	-183,832	-189,842	-195,773	-201,628	-207,405	-213,106	-218,730
4	Residential Small site - low density	10	£380,398	168,596	150,483	132,561	114,828	97,283	79,927	62,761
5	Residential Small site - medium density	10	£326,055	168,596	150,483	132,561	114,828	97,283	79,927	62,761
6	Residential Small site - higher density	10	£308,431	168,596	150,483	132,561	114,828	97,283	79,927	62,761
7	Residential Medium site - low density	25	£950,995	421,490	376,210	331,403	287,069	243,207	199,819	156,903
8	Residential Medium site - medium density	25	£815,139	421,490	376,210	331,403	287,069	243,207	199,819	156,903
9	Residential Medium site - higher density	25	£771,077	421,490	376,210	331,403	287,069	243,207	199,819	156,903
10	Residential Medium site - low density	50	£1,901,990	918,165	824,155	731,123	639,073	548,003	457,914	368,805
11	Residential Medium site - medium density	50	£1,630,277	918,165	824,155	731,123	639,073	548,003	457,914	368,805
12	Residential Medium site - higher density	50	£1,542,154	918,165	913,036	907,871	902,673	897,440	892,171	886,869
13	Residential Large site - low density	100	£3,803,980	1,595,982	1,423,598	1,252,547	1,083,100	915,458	749,622	585,592
14	Residential Large site - medium density	100	£3,260,555	1,595,982	1,423,598	1,252,547	1,083,100	915,458	749,622	585,592
15	Residential Large site - high density	100	£3,084,308	1,595,982	1,423,598	1,252,547	1,083,100	915,458	749,622	585,592
16	Residential Large site - low density	200	£7,607,961	2,710,553	2,399,974	2,092,635	1,788,540	1,487,686	1,190,075	895,705
17	Residential Large site - medium density	200	£6,521,109	2,710,553	2,399,974	2,092,635	1,788,540	1,487,686	1,190,075	895,705
18	Strategic scale site - low density	500	£22,823,883	-5,784,040	-6,672,860	-7,566,266	-8,453,673	-9,331,646	-10,200,183	-11,059,284
19	Strategic scale site - medium density	500	£19,563,328	-5,784,040	-6,672,860	-7,566,266	-8,453,673	-9,331,646	-10,200,183	-11,059,284
20	Strategic scale site - low density	750	£34,235,824	-7,310,686	-8,568,799	-9,814,789	-11,069,249	-12,324,504	-13,590,882	-14,861,097
21	Strategic scale site - medium density	750	£29,344,992	-7,310,686	-8,568,799	-9,814,789	-11,069,249	-12,324,504	-13,590,882	-14,861,097
22	Strategic scale site - medium density	1,500	£58,689,984	-10,346,028	-12,391,657	-14,444,195	-16,511,375	-18,605,770	-20,756,112	-23,006,796
23	Strategic scale site - medium density	3,300	£148,982,267	-15,407,502	-18,770,248	-22,153,940	-25,577,212	-29,081,314	-32,736,980	-36,694,779
24	Housing for Elderly (C3) - high density	40	£513,536	-1,879,661	-1,905,395	-1,931,128	-1,956,862	-1,982,595	-2,008,329	-2,034,062
25	Housing for Elderly (C3) - high density	60	£770,306	-2,853,962	-2,890,394	-2,926,826	-2,963,257	-2,999,689	-3,036,120	-3,072,552
26	Housing for Elderly (C2) extra care	70	£898,690	-3,829,903	-3,867,130	-3,904,358	-3,941,585	-3,978,811	-4,016,038	-4,053,265
27	Retail (comparison)	-	£342,264	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£128,345	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£855,775	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£385,290	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£1,027,075	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£1,027,075	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£342,374	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£228,245	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£213,999	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£1,027,075	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£1,027,075	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£1,027,075	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£116,717	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£116,772	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£117,732	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£700,824	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£308,122	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£308,122	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£308,122	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£410,753	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£513,455	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£616,147	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) **£500,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£92,593	84,298	75,242	66,281	57,414	48,641	39,964	31,380
2	Residential Small site - medium density	5	£79,365	84,298	75,242	66,281	57,414	48,641	39,964	31,380
3	Residential Small site - higher density (flats)	5	£30,864	-183,832	-189,842	-195,773	-201,628	-207,405	-213,106	-218,730
4	Residential Small site - low density	10	£185,185	168,596	150,483	132,561	114,828	97,283	79,927	62,761
5	Residential Small site - medium density	10	£158,730	168,596	150,483	132,561	114,828	97,283	79,927	62,761
6	Residential Small site - higher density	10	£150,150	168,596	150,483	132,561	114,828	97,283	79,927	62,761
7	Residential Medium site - low density	25	£462,963	421,490	376,210	331,403	287,069	243,207	199,819	156,903
8	Residential Medium site - medium density	25	£396,825	421,490	376,210	331,403	287,069	243,207	199,819	156,903
9	Residential Medium site - higher density	25	£375,375	421,490	376,210	331,403	287,069	243,207	199,819	156,903
10	Residential Medium site - low density	50	£925,926	918,165	824,155	731,123	639,073	548,003	457,914	368,805
11	Residential Medium site - medium density	50	£793,651	918,165	824,155	731,123	639,073	548,003	457,914	368,805
12	Residential Medium site - higher density	50	£750,751	918,165	913,036	907,871	902,673	897,440	892,171	886,869
13	Residential Large site - low density	100	£1,851,852	1,595,982	1,423,598	1,252,547	1,083,100	915,458	749,622	585,592
14	Residential Large site - medium density	100	£1,587,302	1,595,982	1,423,598	1,252,547	1,083,100	915,458	749,622	585,592
15	Residential Large site - high density	100	£1,501,502	1,595,982	1,423,598	1,252,547	1,083,100	915,458	749,622	585,592
16	Residential Large site - low density	200	£3,703,704	2,710,553	2,399,974	2,092,635	1,788,540	1,487,686	1,190,075	895,705
17	Residential Large site - medium density	200	£3,174,603	2,710,553	2,399,974	2,092,635	1,788,540	1,487,686	1,190,075	895,705
18	Strategic scale site - low density	500	£11,111,111	-5,784,040	-6,672,860	-7,566,266	-8,453,673	-9,331,646	-10,200,183	-11,059,284
19	Strategic scale site - medium density	500	£9,523,810	-5,784,040	-6,672,860	-7,566,266	-8,453,673	-9,331,646	-10,200,183	-11,059,284
20	Strategic scale site - low density	750	£16,666,667	-7,310,686	-8,568,799	-9,814,789	-11,069,249	-12,324,504	-13,590,882	-14,861,097
21	Strategic scale site - medium density	750	£14,285,714	-7,310,686	-8,568,799	-9,814,789	-11,069,249	-12,324,504	-13,590,882	-14,861,097
22	Strategic scale site - medium density	1,500	£28,571,429	-10,346,028	-12,391,657	-14,444,195	-16,511,375	-18,605,770	-20,756,112	-23,006,796
23	Strategic scale site - medium density	3,300	£72,527,473	-15,407,502	-18,770,248	-22,153,940	-25,577,212	-29,081,314	-32,736,980	-36,694,779
24	Housing for Elderly (C3) - high density	40	£249,999	-1,879,661	-1,905,395	-1,931,128	-1,956,862	-1,982,595	-2,008,329	-2,034,062
25	Housing for Elderly (C3) - high density	60	£375,000	-2,853,962	-2,890,394	-2,926,826	-2,963,257	-2,999,689	-3,036,120	-3,072,552
26	Housing for Elderly (C2) extra care	70	£437,500	-3,829,903	-3,867,130	-3,904,358	-3,941,585	-3,978,811	-4,016,038	-4,053,265
27	Retail (comparison)	-	£166,621	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£62,481	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£416,608	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£187,566	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£500,000	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£500,000	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£166,674	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£111,114	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£104,179	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£500,000	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£500,000	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£500,000	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£56,820	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£56,847	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£57,314	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£341,175	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£150,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£150,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£150,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£199,963	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£249,960	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£299,952	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£68,519	84,298	75,242	66,281	57,414	48,641	39,964	31,380
2	Residential Small site - medium density	5	£58,730	84,298	75,242	66,281	57,414	48,641	39,964	31,380
3	Residential Small site - higher density (flats)	5	£22,840	-183,832	-189,842	-195,773	-201,628	-207,405	-213,106	-218,730
4	Residential Small site - low density	10	£137,037	168,596	150,483	132,561	114,828	97,283	79,927	62,761
5	Residential Small site - medium density	10	£117,460	168,596	150,483	132,561	114,828	97,283	79,927	62,761
6	Residential Small site - higher density	10	£111,111	168,596	150,483	132,561	114,828	97,283	79,927	62,761
7	Residential Medium site - low density	25	£342,593	421,490	376,210	331,403	287,069	243,207	199,819	156,903
8	Residential Medium site - medium density	25	£293,651	421,490	376,210	331,403	287,069	243,207	199,819	156,903
9	Residential Medium site - higher density	25	£277,778	421,490	376,210	331,403	287,069	243,207	199,819	156,903
10	Residential Medium site - low density	50	£685,185	918,165	824,155	731,123	639,073	548,003	457,914	368,805
11	Residential Medium site - medium density	50	£587,302	918,165	824,155	731,123	639,073	548,003	457,914	368,805
12	Residential Medium site - higher density	50	£555,556	918,165	913,036	907,871	902,673	897,440	892,171	886,869
13	Residential Large site - low density	100	£1,370,370	1,595,982	1,423,598	1,252,547	1,083,100	915,458	749,622	585,592
14	Residential Large site - medium density	100	£1,174,603	1,595,982	1,423,598	1,252,547	1,083,100	915,458	749,622	585,592
15	Residential Large site - high density	100	£1,111,111	1,595,982	1,423,598	1,252,547	1,083,100	915,458	749,622	585,592
16	Residential Large site - low density	200	£2,740,741	2,710,553	2,399,974	2,092,635	1,788,540	1,487,686	1,190,075	895,705
17	Residential Large site - medium density	200	£2,349,206	2,710,553	2,399,974	2,092,635	1,788,540	1,487,686	1,190,075	895,705
18	Strategic scale site - low density	500	£8,222,222	-5,784,040	-6,672,860	-7,566,266	-8,453,673	-9,331,646	-10,200,183	-11,059,284
19	Strategic scale site - medium density	500	£7,047,619	-5,784,040	-6,672,860	-7,566,266	-8,453,673	-9,331,646	-10,200,183	-11,059,284
20	Strategic scale site - low density	750	£12,333,333	-7,310,686	-8,568,799	-9,814,789	-11,069,249	-12,324,504	-13,590,882	-14,861,097
21	Strategic scale site - medium density	750	£10,571,429	-7,310,686	-8,568,799	-9,814,789	-11,069,249	-12,324,504	-13,590,882	-14,861,097
22	Strategic scale site - medium density	1,500	£21,142,857	-10,346,028	-12,391,657	-14,444,195	-16,511,375	-18,605,770	-20,756,112	-23,006,796
23	Strategic scale site - medium density	3,300	£53,670,330	-15,407,502	-18,770,248	-22,153,940	-25,577,212	-29,081,314	-32,736,980	-36,694,779
24	Housing for Elderly (C3) - high density	40	£185,000	-1,879,661	-1,905,395	-1,931,128	-1,956,862	-1,982,595	-2,008,329	-2,034,062
25	Housing for Elderly (C3) - high density	60	£277,500	-2,853,962	-2,890,394	-2,926,826	-2,963,257	-2,999,689	-3,036,120	-3,072,552
26	Housing for Elderly (C2) extra care	70	£323,750	-3,829,903	-3,867,130	-3,904,358	-3,941,585	-3,978,811	-4,016,038	-4,053,265
27	Retail (comparison)	-	£123,299	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£46,236	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£308,290	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£138,799	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£370,000	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£370,000	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£123,339	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£82,224	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£77,093	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£370,000	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£370,000	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£370,000	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£42,047	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£42,067	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£42,413	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£252,469	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£111,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£111,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£111,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£147,972	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£184,970	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£221,965	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) **£247,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£45,741	84,298	75,242	66,281	57,414	48,641	39,964	31,380
2	Residential Small site - medium density	5	£39,206	84,298	75,242	66,281	57,414	48,641	39,964	31,380
3	Residential Small site - higher density (flats)	5	£15,247	-183,832	-189,842	-195,773	-201,628	-207,405	-213,106	-218,730
4	Residential Small site - low density	10	£91,481	168,596	150,483	132,561	114,828	97,283	79,927	62,761
5	Residential Small site - medium density	10	£78,413	168,596	150,483	132,561	114,828	97,283	79,927	62,761
6	Residential Small site - higher density	10	£74,174	168,596	150,483	132,561	114,828	97,283	79,927	62,761
7	Residential Medium site - low density	25	£228,704	421,490	376,210	331,403	287,069	243,207	199,819	156,903
8	Residential Medium site - medium density	25	£196,032	421,490	376,210	331,403	287,069	243,207	199,819	156,903
9	Residential Medium site - higher density	25	£185,435	421,490	376,210	331,403	287,069	243,207	199,819	156,903
10	Residential Medium site - low density	50	£457,407	918,165	824,155	731,123	639,073	548,003	457,914	368,805
11	Residential Medium site - medium density	50	£392,063	918,165	824,155	731,123	639,073	548,003	457,914	368,805
12	Residential Medium site - higher density	50	£370,871	918,165	913,036	907,871	902,673	897,440	892,171	886,869
13	Residential Large site - low density	100	£914,815	1,595,982	1,423,598	1,252,547	1,083,100	915,458	749,622	585,592
14	Residential Large site - medium density	100	£784,127	1,595,982	1,423,598	1,252,547	1,083,100	915,458	749,622	585,592
15	Residential Large site - high density	100	£741,742	1,595,982	1,423,598	1,252,547	1,083,100	915,458	749,622	585,592
16	Residential Large site - low density	200	£1,829,630	2,710,553	2,399,974	2,092,635	1,788,540	1,487,686	1,190,075	895,705
17	Residential Large site - medium density	200	£1,568,254	2,710,553	2,399,974	2,092,635	1,788,540	1,487,686	1,190,075	895,705
18	Strategic scale site - low density	500	£5,488,889	-5,784,040	-6,672,860	-7,566,266	-8,453,673	-9,331,646	-10,200,183	-11,059,284
19	Strategic scale site - medium density	500	£4,704,762	-5,784,040	-6,672,860	-7,566,266	-8,453,673	-9,331,646	-10,200,183	-11,059,284
20	Strategic scale site - low density	750	£8,233,333	-7,310,686	-8,568,799	-9,814,789	-11,069,249	-12,324,504	-13,590,882	-14,861,097
21	Strategic scale site - medium density	750	£7,057,143	-7,310,686	-8,568,799	-9,814,789	-11,069,249	-12,324,504	-13,590,882	-14,861,097
22	Strategic scale site - medium density	1,500	£14,114,286	-10,346,028	-12,391,657	-14,444,195	-16,511,375	-18,605,770	-20,756,112	-23,006,796
23	Strategic scale site - medium density	3,300	£35,828,571	-15,407,502	-18,770,248	-22,153,940	-25,577,212	-29,081,314	-32,736,980	-36,694,779
24	Housing for Elderly (C3) - high density	40	£123,500	-1,879,661	-1,905,395	-1,931,128	-1,956,862	-1,982,595	-2,008,329	-2,034,062
25	Housing for Elderly (C3) - high density	60	£185,250	-2,853,962	-2,890,394	-2,926,826	-2,963,257	-2,999,689	-3,036,120	-3,072,552
26	Housing for Elderly (C2) extra care	70	£216,125	-3,829,903	-3,867,130	-3,904,358	-3,941,585	-3,978,811	-4,016,038	-4,053,265
27	Retail (comparison)	-	£82,311	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£30,865	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£205,804	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£92,658	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£247,000	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£247,000	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£82,337	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£54,890	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£51,464	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£247,000	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£247,000	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£247,000	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£28,069	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£28,082	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£28,313	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£168,540	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£74,100	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£74,100	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£74,100	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£98,781	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£123,480	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£148,176	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

NORTH EAST LINCOLNSHIRE LOCAL PLAN Sales value £2,431 psm AH tenure Rented 80% SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) **£1,027,075** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£190,199	139,727	128,110	116,613	105,235	93,978	82,842	71,825
2	Residential Small site - medium density	5	£163,028	139,727	128,110	116,613	105,235	93,978	82,842	71,825
3	Residential Small site - higher density (flats)	5	£63,400	-135,946	-144,168	-152,292	-160,315	-168,239	-176,064	-183,789
4	Residential Small site - low density	10	£380,398	279,456	256,220	233,226	210,471	187,956	165,684	143,650
5	Residential Small site - medium density	10	£326,055	279,456	256,220	233,226	210,471	187,956	165,684	143,650
6	Residential Small site - higher density	10	£308,431	279,456	256,220	233,226	210,471	187,956	165,684	143,650
7	Residential Medium site - low density	25	£950,995	698,638	640,551	583,063	526,176	469,892	414,208	359,125
8	Residential Medium site - medium density	25	£815,139	698,638	640,551	583,063	526,176	469,892	414,208	359,125
9	Residential Medium site - higher density	25	£771,077	698,638	640,551	583,063	526,176	469,892	414,208	359,125
10	Residential Medium site - low density	50	£1,901,990	1,468,363	1,348,875	1,230,623	1,113,607	997,826	883,282	769,973
11	Residential Medium site - medium density	50	£1,630,277	1,468,363	1,348,875	1,230,623	1,113,607	997,826	883,282	769,973
12	Residential Medium site - higher density	50	£1,542,154	1,468,363	1,460,109	1,451,820	1,443,497	1,435,139	1,426,748	1,418,320
13	Residential Large site - low density	100	£3,803,980	2,664,183	2,442,457	2,223,024	2,005,885	1,791,039	1,578,487	1,368,229
14	Residential Large site - medium density	100	£3,260,555	2,664,183	2,442,457	2,223,024	2,005,885	1,791,039	1,578,487	1,368,229
15	Residential Large site - high density	100	£3,084,308	2,664,183	2,442,457	2,223,024	2,005,885	1,791,039	1,578,487	1,368,229
16	Residential Large site - low density	200	£7,607,961	4,751,939	4,348,478	3,949,189	3,554,073	3,163,130	2,776,359	2,393,761
17	Residential Large site - medium density	200	£6,521,109	4,751,939	4,348,478	3,949,189	3,554,073	3,163,130	2,776,359	2,393,761
18	Strategic scale site - low density	500	£22,823,883	-598,527	-1,713,035	-2,816,023	-3,922,225	-5,017,595	-6,101,287	-7,187,457
19	Strategic scale site - medium density	500	£19,563,328	-598,527	-1,713,035	-2,816,023	-3,922,225	-5,017,595	-6,101,287	-7,187,457
20	Strategic scale site - low density	750	£34,235,824	-224,303	-1,775,664	-3,310,997	-4,837,091	-6,359,287	-7,875,939	-9,391,597
21	Strategic scale site - medium density	750	£29,344,992	-224,303	-1,775,664	-3,310,997	-4,837,091	-6,359,287	-7,875,939	-9,391,597
22	Strategic scale site - medium density	1,500	£58,689,984	818,764	-1,652,711	-4,125,186	-6,588,860	-9,046,272	-11,505,903	-13,984,529
23	Strategic scale site - medium density	3,300	£148,982,267	2,518,902	-1,488,874	-5,517,907	-9,535,161	-13,548,800	-17,577,539	-21,649,736
24	Housing for Elderly (C3) - high density	40	£513,536	-1,646,152	-1,681,312	-1,716,472	-1,751,632	-1,786,793	-1,821,954	-1,857,114
25	Housing for Elderly (C3) - high density	60	£770,306	-2,506,286	-2,556,729	-2,607,172	-2,657,616	-2,708,059	-2,758,503	-2,808,946
26	Housing for Elderly (C2) extra care	70	£898,690	-3,454,116	-3,506,462	-3,558,807	-3,611,152	-3,663,498	-3,715,843	-3,768,189
27	Retail (comparison)	-	£342,264	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£128,345	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£855,775	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£385,290	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£1,027,075	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£1,027,075	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£342,374	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£228,245	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£213,999	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£1,027,075	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£1,027,075	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£1,027,075	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£116,717	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£116,772	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£117,732	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£700,824	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£308,122	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£308,122	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£308,122	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£410,753	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£513,455	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£616,147	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) **£500,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£92,593	139,727	128,110	116,613	105,235	93,978	82,842	71,825
2	Residential Small site - medium density	5	£79,365	139,727	128,110	116,613	105,235	93,978	82,842	71,825
3	Residential Small site - higher density (flats)	5	£30,864	-135,946	-144,168	-152,292	-160,315	-168,239	-176,064	-183,789
4	Residential Small site - low density	10	£185,185	279,456	256,220	233,226	210,471	187,956	165,684	143,650
5	Residential Small site - medium density	10	£158,730	279,456	256,220	233,226	210,471	187,956	165,684	143,650
6	Residential Small site - higher density	10	£150,150	279,456	256,220	233,226	210,471	187,956	165,684	143,650
7	Residential Medium site - low density	25	£462,963	698,638	640,551	583,063	526,176	469,892	414,208	359,125
8	Residential Medium site - medium density	25	£396,825	698,638	640,551	583,063	526,176	469,892	414,208	359,125
9	Residential Medium site - higher density	25	£375,375	698,638	640,551	583,063	526,176	469,892	414,208	359,125
10	Residential Medium site - low density	50	£925,926	1,468,363	1,348,875	1,230,623	1,113,607	997,826	883,282	769,973
11	Residential Medium site - medium density	50	£793,651	1,468,363	1,348,875	1,230,623	1,113,607	997,826	883,282	769,973
12	Residential Medium site - higher density	50	£750,751	1,468,363	1,460,109	1,451,820	1,443,497	1,435,139	1,426,748	1,418,320
13	Residential Large site - low density	100	£1,851,852	2,664,183	2,442,457	2,223,024	2,005,885	1,791,039	1,578,487	1,368,229
14	Residential Large site - medium density	100	£1,587,302	2,664,183	2,442,457	2,223,024	2,005,885	1,791,039	1,578,487	1,368,229
15	Residential Large site - high density	100	£1,501,502	2,664,183	2,442,457	2,223,024	2,005,885	1,791,039	1,578,487	1,368,229
16	Residential Large site - low density	200	£3,703,704	4,751,939	4,348,478	3,949,189	3,554,073	3,163,130	2,776,359	2,393,761
17	Residential Large site - medium density	200	£3,174,603	4,751,939	4,348,478	3,949,189	3,554,073	3,163,130	2,776,359	2,393,761
18	Strategic scale site - low density	500	£11,111,111	-598,527	-1,713,035	-2,816,023	-3,922,225	-5,017,595	-6,101,287	-7,187,457
19	Strategic scale site - medium density	500	£9,523,810	-598,527	-1,713,035	-2,816,023	-3,922,225	-5,017,595	-6,101,287	-7,187,457
20	Strategic scale site - low density	750	£16,666,667	-224,303	-1,775,664	-3,310,997	-4,837,091	-6,359,287	-7,875,939	-9,391,597
21	Strategic scale site - medium density	750	£14,285,714	-224,303	-1,775,664	-3,310,997	-4,837,091	-6,359,287	-7,875,939	-9,391,597
22	Strategic scale site - medium density	1,500	£28,571,429	818,764	-1,652,711	-4,125,186	-6,588,860	-9,046,272	-11,505,903	-13,984,529
23	Strategic scale site - medium density	3,300	£72,527,473	2,518,902	-1,488,874	-5,517,907	-9,535,161	-13,548,800	-17,577,539	-21,649,736
24	Housing for Elderly (C3) - high density	40	£249,999	-1,646,152	-1,681,312	-1,716,472	-1,751,632	-1,786,793	-1,821,954	-1,857,114
25	Housing for Elderly (C3) - high density	60	£375,000	-2,506,286	-2,556,729	-2,607,172	-2,657,616	-2,708,059	-2,758,503	-2,808,946
26	Housing for Elderly (C2) extra care	70	£437,500	-3,454,116	-3,506,462	-3,558,807	-3,611,152	-3,663,498	-3,715,843	-3,768,189
27	Retail (comparison)	-	£166,621	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£62,481	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£416,608	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£187,566	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£500,000	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£500,000	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£166,674	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£111,114	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£104,179	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£500,000	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£500,000	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£500,000	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£56,820	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£56,847	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£57,314	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£341,175	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£150,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£150,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£150,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£199,963	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£249,960	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£299,952	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£68,519	139,727	128,110	116,613	105,235	93,978	82,842	71,825
2	Residential Small site - medium density	5	£58,730	139,727	128,110	116,613	105,235	93,978	82,842	71,825
3	Residential Small site - higher density (flats)	5	£22,840	-135,946	-144,168	-152,292	-160,315	-168,239	-176,064	-183,789
4	Residential Small site - low density	10	£137,037	279,456	256,220	233,226	210,471	187,956	165,684	143,650
5	Residential Small site - medium density	10	£117,460	279,456	256,220	233,226	210,471	187,956	165,684	143,650
6	Residential Small site - higher density	10	£111,111	279,456	256,220	233,226	210,471	187,956	165,684	143,650
7	Residential Medium site - low density	25	£342,593	698,638	640,551	583,063	526,176	469,892	414,208	359,125
8	Residential Medium site - medium density	25	£293,651	698,638	640,551	583,063	526,176	469,892	414,208	359,125
9	Residential Medium site - higher density	25	£277,778	698,638	640,551	583,063	526,176	469,892	414,208	359,125
10	Residential Medium site - low density	50	£685,185	1,468,363	1,348,875	1,230,623	1,113,607	997,826	883,282	769,973
11	Residential Medium site - medium density	50	£587,302	1,468,363	1,348,875	1,230,623	1,113,607	997,826	883,282	769,973
12	Residential Medium site - higher density	50	£555,556	1,468,363	1,460,109	1,451,820	1,443,497	1,435,139	1,426,748	1,418,320
13	Residential Large site - low density	100	£1,370,370	2,664,183	2,442,457	2,223,024	2,005,885	1,791,039	1,578,487	1,368,229
14	Residential Large site - medium density	100	£1,174,603	2,664,183	2,442,457	2,223,024	2,005,885	1,791,039	1,578,487	1,368,229
15	Residential Large site - high density	100	£1,111,111	2,664,183	2,442,457	2,223,024	2,005,885	1,791,039	1,578,487	1,368,229
16	Residential Large site - low density	200	£2,740,741	4,751,939	4,348,478	3,949,189	3,554,073	3,163,130	2,776,359	2,393,761
17	Residential Large site - medium density	200	£2,349,206	4,751,939	4,348,478	3,949,189	3,554,073	3,163,130	2,776,359	2,393,761
18	Strategic scale site - low density	500	£8,222,222	-598,527	-1,713,035	-2,816,023	-3,922,225	-5,017,595	-6,101,287	-7,187,457
19	Strategic scale site - medium density	500	£7,047,619	-598,527	-1,713,035	-2,816,023	-3,922,225	-5,017,595	-6,101,287	-7,187,457
20	Strategic scale site - low density	750	£12,333,333	-224,303	-1,775,664	-3,310,997	-4,837,091	-6,359,287	-7,875,939	-9,391,597
21	Strategic scale site - medium density	750	£10,571,429	-224,303	-1,775,664	-3,310,997	-4,837,091	-6,359,287	-7,875,939	-9,391,597
22	Strategic scale site - medium density	1,500	£21,142,857	818,764	-1,652,711	-4,125,186	-6,588,860	-9,046,272	-11,505,903	-13,984,529
23	Strategic scale site - medium density	3,300	£53,670,330	2,518,902	-1,488,874	-5,517,907	-9,535,161	-13,548,800	-17,577,539	-21,649,736
24	Housing for Elderly (C3) - high density	40	£185,000	-1,646,152	-1,681,312	-1,716,472	-1,751,632	-1,786,793	-1,821,954	-1,857,114
25	Housing for Elderly (C3) - high density	60	£277,500	-2,506,286	-2,556,729	-2,607,172	-2,657,616	-2,708,059	-2,758,503	-2,808,946
26	Housing for Elderly (C2) extra care	70	£323,750	-3,454,116	-3,506,462	-3,558,807	-3,611,152	-3,663,498	-3,715,843	-3,768,189
27	Retail (comparison)	-	£123,299	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£46,236	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£308,290	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£138,799	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£370,000	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£370,000	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£123,339	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£82,224	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£77,093	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£370,000	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£370,000	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£370,000	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£42,047	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£42,067	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£42,413	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£252,469	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£111,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£111,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£111,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£147,972	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£184,970	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£221,965	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) **£247,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£45,741	139,727	128,110	116,613	105,235	93,978	82,842	71,825
2	Residential Small site - medium density	5	£39,206	139,727	128,110	116,613	105,235	93,978	82,842	71,825
3	Residential Small site - higher density (flats)	5	£15,247	-135,946	-144,168	-152,292	-160,315	-168,239	-176,064	-183,789
4	Residential Small site - low density	10	£91,481	279,456	256,220	233,226	210,471	187,956	165,684	143,650
5	Residential Small site - medium density	10	£78,413	279,456	256,220	233,226	210,471	187,956	165,684	143,650
6	Residential Small site - higher density	10	£74,174	279,456	256,220	233,226	210,471	187,956	165,684	143,650
7	Residential Medium site - low density	25	£228,704	698,638	640,551	583,063	526,176	469,892	414,208	359,125
8	Residential Medium site - medium density	25	£196,032	698,638	640,551	583,063	526,176	469,892	414,208	359,125
9	Residential Medium site - higher density	25	£185,435	698,638	640,551	583,063	526,176	469,892	414,208	359,125
10	Residential Medium site - low density	50	£457,407	1,468,363	1,348,875	1,230,623	1,113,607	997,826	883,282	769,973
11	Residential Medium site - medium density	50	£392,063	1,468,363	1,348,875	1,230,623	1,113,607	997,826	883,282	769,973
12	Residential Medium site - higher density	50	£370,871	1,468,363	1,460,109	1,451,820	1,443,497	1,435,139	1,426,748	1,418,320
13	Residential Large site - low density	100	£914,815	2,664,183	2,442,457	2,223,024	2,005,885	1,791,039	1,578,487	1,368,229
14	Residential Large site - medium density	100	£784,127	2,664,183	2,442,457	2,223,024	2,005,885	1,791,039	1,578,487	1,368,229
15	Residential Large site - high density	100	£741,742	2,664,183	2,442,457	2,223,024	2,005,885	1,791,039	1,578,487	1,368,229
16	Residential Large site - low density	200	£1,829,630	4,751,939	4,348,478	3,949,189	3,554,073	3,163,130	2,776,359	2,393,761
17	Residential Large site - medium density	200	£1,568,254	4,751,939	4,348,478	3,949,189	3,554,073	3,163,130	2,776,359	2,393,761
18	Strategic scale site - low density	500	£5,488,889	-598,527	-1,713,035	-2,816,023	-3,922,225	-5,017,595	-6,101,287	-7,187,457
19	Strategic scale site - medium density	500	£4,704,762	-598,527	-1,713,035	-2,816,023	-3,922,225	-5,017,595	-6,101,287	-7,187,457
20	Strategic scale site - low density	750	£8,233,333	-224,303	-1,775,664	-3,310,997	-4,837,091	-6,359,287	-7,875,939	-9,391,597
21	Strategic scale site - medium density	750	£7,057,143	-224,303	-1,775,664	-3,310,997	-4,837,091	-6,359,287	-7,875,939	-9,391,597
22	Strategic scale site - medium density	1,500	£14,114,286	818,764	-1,652,711	-4,125,186	-6,588,860	-9,046,272	-11,505,903	-13,984,529
23	Strategic scale site - medium density	3,300	£35,828,571	2,518,902	-1,488,874	-5,517,907	-9,535,161	-13,548,800	-17,577,539	-21,649,736
24	Housing for Elderly (C3) - high density	40	£123,500	-1,646,152	-1,681,312	-1,716,472	-1,751,632	-1,786,793	-1,821,954	-1,857,114
25	Housing for Elderly (C3) - high density	60	£185,250	-2,506,286	-2,556,729	-2,607,172	-2,657,616	-2,708,059	-2,758,503	-2,808,946
26	Housing for Elderly (C2) extra care	70	£216,125	-3,454,116	-3,506,462	-3,558,807	-3,611,152	-3,663,498	-3,715,843	-3,768,189
27	Retail (comparison)	-	£82,311	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£30,865	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£205,804	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£92,658	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£247,000	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£247,000	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£82,337	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£54,890	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£51,464	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£247,000	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£247,000	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£247,000	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£28,069	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£28,082	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£28,313	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£168,540	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£74,100	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£74,100	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£74,100	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£98,781	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£123,480	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£148,176	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

NORTH EAST LINCOLNSHIRE LOCAL PLAN Sales value £2,565 psm AH tenure Rented 80% SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) **£1,027,075** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£190,199	195,157	180,979	166,944	153,057	139,315	125,719	112,270
2	Residential Small site - medium density	5	£163,028	195,157	180,979	166,944	153,057	139,315	125,719	112,270
3	Residential Small site - higher density (flats)	5	£63,400	-88,061	-98,496	-108,809	-119,001	-129,073	-139,022	-148,850
4	Residential Small site - low density	10	£380,398	390,315	361,956	333,889	306,114	278,631	251,439	224,538
5	Residential Small site - medium density	10	£326,055	390,315	361,956	333,889	306,114	278,631	251,439	224,538
6	Residential Small site - higher density	10	£308,431	390,315	361,956	333,889	306,114	278,631	251,439	224,538
7	Residential Medium site - low density	25	£950,995	975,787	904,891	834,723	765,285	696,576	628,597	561,346
8	Residential Medium site - medium density	25	£815,139	975,787	904,891	834,723	765,285	696,576	628,597	561,346
9	Residential Medium site - higher density	25	£771,077	975,787	904,891	834,723	765,285	696,576	628,597	561,346
10	Residential Medium site - low density	50	£1,901,990	2,018,560	1,873,596	1,730,122	1,588,140	1,447,649	1,308,649	1,171,141
11	Residential Medium site - medium density	50	£1,630,277	2,018,560	1,873,596	1,730,122	1,588,140	1,447,649	1,308,649	1,171,141
12	Residential Medium site - higher density	50	£1,542,154	2,018,560	2,007,182	1,995,769	1,984,322	1,972,840	1,961,323	1,949,772
13	Residential Large site - low density	100	£3,803,980	3,732,385	3,461,316	3,193,034	2,927,540	2,664,833	2,404,915	2,147,786
14	Residential Large site - medium density	100	£3,260,555	3,732,385	3,461,316	3,193,034	2,927,540	2,664,833	2,404,915	2,147,786
15	Residential Large site - high density	100	£3,084,308	3,732,385	3,461,316	3,193,034	2,927,540	2,664,833	2,404,915	2,147,786
16	Residential Large site - low density	200	£7,607,961	6,790,634	6,293,228	5,800,936	5,313,757	4,831,691	4,354,739	3,882,900
17	Residential Large site - medium density	200	£6,521,109	6,790,634	6,293,228	5,800,936	5,313,757	4,831,691	4,354,739	3,882,900
18	Strategic scale site - low density	500	£22,823,883	4,445,640	3,128,019	1,818,896	515,601	-786,675	-2,083,480	-3,368,515
19	Strategic scale site - medium density	500	£19,563,328	4,445,640	3,128,019	1,818,896	515,601	-786,675	-2,083,480	-3,368,515
20	Strategic scale site - low density	750	£34,235,824	6,610,311	4,795,739	2,989,609	1,198,473	-583,248	-2,377,418	-4,158,670
21	Strategic scale site - medium density	750	£29,344,992	6,610,311	4,795,739	2,989,609	1,198,473	-583,248	-2,377,418	-4,158,670
22	Strategic scale site - medium density	1,500	£58,689,984	11,535,705	8,631,585	5,750,893	2,890,193	50,264	-2,816,940	-5,675,915
23	Strategic scale site - medium density	3,300	£148,982,267	19,703,692	14,987,815	10,305,213	5,662,090	1,049,658	-3,598,788	-8,251,075
24	Housing for Elderly (C3) - high density	40	£513,536	-1,412,642	-1,457,229	-1,501,816	-1,546,404	-1,590,991	-1,635,579	-1,680,167
25	Housing for Elderly (C3) - high density	60	£770,306	-2,158,609	-2,223,064	-2,287,519	-2,351,975	-2,416,430	-2,480,885	-2,545,340
26	Housing for Elderly (C2) extra care	70	£898,690	-3,078,329	-3,145,793	-3,213,256	-3,280,720	-3,348,185	-3,415,649	-3,483,112
27	Retail (comparison)	-	£342,264	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£128,345	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£855,775	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£385,290	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£1,027,075	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£1,027,075	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£342,374	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£228,245	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£213,999	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£1,027,075	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£1,027,075	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£1,027,075	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£116,717	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£116,772	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£117,732	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£700,824	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£308,122	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£308,122	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£308,122	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£410,753	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£513,455	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£616,147	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) **£500,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£92,593	195,157	180,979	166,944	153,057	139,315	125,719	112,270
2	Residential Small site - medium density	5	£79,365	195,157	180,979	166,944	153,057	139,315	125,719	112,270
3	Residential Small site - higher density (flats)	5	£30,864	-88,061	-98,496	-108,809	-119,001	-129,073	-139,022	-148,850
4	Residential Small site - low density	10	£185,185	390,315	361,956	333,889	306,114	278,631	251,439	224,538
5	Residential Small site - medium density	10	£158,730	390,315	361,956	333,889	306,114	278,631	251,439	224,538
6	Residential Small site - higher density	10	£150,150	390,315	361,956	333,889	306,114	278,631	251,439	224,538
7	Residential Medium site - low density	25	£462,963	975,787	904,891	834,723	765,285	696,576	628,597	561,346
8	Residential Medium site - medium density	25	£396,825	975,787	904,891	834,723	765,285	696,576	628,597	561,346
9	Residential Medium site - higher density	25	£375,375	975,787	904,891	834,723	765,285	696,576	628,597	561,346
10	Residential Medium site - low density	50	£925,926	2,018,560	1,873,596	1,730,122	1,588,140	1,447,649	1,308,649	1,171,141
11	Residential Medium site - medium density	50	£793,651	2,018,560	1,873,596	1,730,122	1,588,140	1,447,649	1,308,649	1,171,141
12	Residential Medium site - higher density	50	£750,751	2,018,560	2,007,182	1,995,769	1,984,322	1,972,840	1,961,323	1,949,772
13	Residential Large site - low density	100	£1,851,852	3,732,385	3,461,316	3,193,034	2,927,540	2,664,833	2,404,915	2,147,786
14	Residential Large site - medium density	100	£1,587,302	3,732,385	3,461,316	3,193,034	2,927,540	2,664,833	2,404,915	2,147,786
15	Residential Large site - high density	100	£1,501,502	3,732,385	3,461,316	3,193,034	2,927,540	2,664,833	2,404,915	2,147,786
16	Residential Large site - low density	200	£3,703,704	6,790,634	6,293,228	5,800,936	5,313,757	4,831,691	4,354,739	3,882,900
17	Residential Large site - medium density	200	£3,174,603	6,790,634	6,293,228	5,800,936	5,313,757	4,831,691	4,354,739	3,882,900
18	Strategic scale site - low density	500	£11,111,111	4,445,640	3,128,019	1,818,896	515,601	-786,675	-2,083,480	-3,368,515
19	Strategic scale site - medium density	500	£9,523,810	4,445,640	3,128,019	1,818,896	515,601	-786,675	-2,083,480	-3,368,515
20	Strategic scale site - low density	750	£16,666,667	6,610,311	4,795,739	2,989,609	1,198,473	-583,248	-2,377,418	-4,158,670
21	Strategic scale site - medium density	750	£14,285,714	6,610,311	4,795,739	2,989,609	1,198,473	-583,248	-2,377,418	-4,158,670
22	Strategic scale site - medium density	1,500	£28,571,429	11,535,705	8,631,585	5,750,893	2,890,193	50,264	-2,816,940	-5,675,915
23	Strategic scale site - medium density	3,300	£72,527,473	19,703,692	14,987,815	10,305,213	5,662,090	1,049,658	-3,598,788	-8,251,075
24	Housing for Elderly (C3) - high density	40	£249,999	-1,412,642	-1,457,229	-1,501,816	-1,546,404	-1,590,991	-1,635,579	-1,680,167
25	Housing for Elderly (C3) - high density	60	£375,000	-2,158,609	-2,223,064	-2,287,519	-2,351,975	-2,416,430	-2,480,885	-2,545,340
26	Housing for Elderly (C2) extra care	70	£437,500	-3,078,329	-3,145,793	-3,213,256	-3,280,720	-3,348,185	-3,415,649	-3,483,112
27	Retail (comparison)	-	£166,621	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£62,481	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£416,608	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£187,566	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£500,000	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£500,000	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£166,674	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£111,114	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£104,179	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£500,000	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£500,000	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£500,000	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£56,820	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£56,847	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£57,314	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£341,175	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£150,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£150,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£150,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£199,963	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£249,960	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£299,952	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£68,519	195,157	180,979	166,944	153,057	139,315	125,719	112,270
2	Residential Small site - medium density	5	£58,730	195,157	180,979	166,944	153,057	139,315	125,719	112,270
3	Residential Small site - higher density (flats)	5	£22,840	-88,061	-98,496	-108,809	-119,001	-129,073	-139,022	-148,850
4	Residential Small site - low density	10	£137,037	390,315	361,956	333,889	306,114	278,631	251,439	224,538
5	Residential Small site - medium density	10	£117,460	390,315	361,956	333,889	306,114	278,631	251,439	224,538
6	Residential Small site - higher density	10	£111,111	390,315	361,956	333,889	306,114	278,631	251,439	224,538
7	Residential Medium site - low density	25	£342,593	975,787	904,891	834,723	765,285	696,576	628,597	561,346
8	Residential Medium site - medium density	25	£293,651	975,787	904,891	834,723	765,285	696,576	628,597	561,346
9	Residential Medium site - higher density	25	£277,778	975,787	904,891	834,723	765,285	696,576	628,597	561,346
10	Residential Medium site - low density	50	£685,185	2,018,560	1,873,596	1,730,122	1,588,140	1,447,649	1,308,649	1,171,141
11	Residential Medium site - medium density	50	£587,302	2,018,560	1,873,596	1,730,122	1,588,140	1,447,649	1,308,649	1,171,141
12	Residential Medium site - higher density	50	£555,556	2,018,560	2,007,182	1,995,769	1,984,322	1,972,840	1,961,323	1,949,772
13	Residential Large site - low density	100	£1,370,370	3,732,385	3,461,316	3,193,034	2,927,540	2,664,833	2,404,915	2,147,786
14	Residential Large site - medium density	100	£1,174,603	3,732,385	3,461,316	3,193,034	2,927,540	2,664,833	2,404,915	2,147,786
15	Residential Large site - high density	100	£1,111,111	3,732,385	3,461,316	3,193,034	2,927,540	2,664,833	2,404,915	2,147,786
16	Residential Large site - low density	200	£2,740,741	6,790,634	6,293,228	5,800,936	5,313,757	4,831,691	4,354,739	3,882,900
17	Residential Large site - medium density	200	£2,349,206	6,790,634	6,293,228	5,800,936	5,313,757	4,831,691	4,354,739	3,882,900
18	Strategic scale site - low density	500	£8,222,222	4,445,640	3,128,019	1,818,896	515,601	-786,675	-2,083,480	-3,368,515
19	Strategic scale site - medium density	500	£7,047,619	4,445,640	3,128,019	1,818,896	515,601	-786,675	-2,083,480	-3,368,515
20	Strategic scale site - low density	750	£12,333,333	6,610,311	4,795,739	2,989,609	1,198,473	-583,248	-2,377,418	-4,158,670
21	Strategic scale site - medium density	750	£10,571,429	6,610,311	4,795,739	2,989,609	1,198,473	-583,248	-2,377,418	-4,158,670
22	Strategic scale site - medium density	1,500	£21,142,857	11,535,705	8,631,585	5,750,893	2,890,193	50,264	-2,816,940	-5,675,915
23	Strategic scale site - medium density	3,300	£53,670,330	19,703,692	14,987,815	10,305,213	5,662,090	1,049,658	-3,598,788	-8,251,075
24	Housing for Elderly (C3) - high density	40	£185,000	-1,412,642	-1,457,229	-1,501,816	-1,546,404	-1,590,991	-1,635,579	-1,680,167
25	Housing for Elderly (C3) - high density	60	£277,500	-2,158,609	-2,223,064	-2,287,519	-2,351,975	-2,416,430	-2,480,885	-2,545,340
26	Housing for Elderly (C2) extra care	70	£323,750	-3,078,329	-3,145,793	-3,213,256	-3,280,720	-3,348,185	-3,415,649	-3,483,112
27	Retail (comparison)	-	£123,299	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£46,236	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£308,290	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£138,799	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£370,000	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£370,000	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£123,339	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£82,224	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£77,093	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£370,000	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£370,000	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£370,000	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£42,047	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£42,067	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£42,413	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£252,469	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£111,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£111,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£111,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£147,972	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£184,970	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£221,965	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) **£247,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£45,741	195,157	180,979	166,944	153,057	139,315	125,719	112,270
2	Residential Small site - medium density	5	£39,206	195,157	180,979	166,944	153,057	139,315	125,719	112,270
3	Residential Small site - higher density (flats)	5	£15,247	-88,061	-98,496	-108,809	-119,001	-129,073	-139,022	-148,850
4	Residential Small site - low density	10	£91,481	390,315	361,956	333,889	306,114	278,631	251,439	224,538
5	Residential Small site - medium density	10	£78,413	390,315	361,956	333,889	306,114	278,631	251,439	224,538
6	Residential Small site - higher density	10	£74,174	390,315	361,956	333,889	306,114	278,631	251,439	224,538
7	Residential Medium site - low density	25	£228,704	975,787	904,891	834,723	765,285	696,576	628,597	561,346
8	Residential Medium site - medium density	25	£196,032	975,787	904,891	834,723	765,285	696,576	628,597	561,346
9	Residential Medium site - higher density	25	£185,435	975,787	904,891	834,723	765,285	696,576	628,597	561,346
10	Residential Medium site - low density	50	£457,407	2,018,560	1,873,596	1,730,122	1,588,140	1,447,649	1,308,649	1,171,141
11	Residential Medium site - medium density	50	£392,063	2,018,560	1,873,596	1,730,122	1,588,140	1,447,649	1,308,649	1,171,141
12	Residential Medium site - higher density	50	£370,871	2,018,560	2,007,182	1,995,769	1,984,322	1,972,840	1,961,323	1,949,772
13	Residential Large site - low density	100	£914,815	3,732,385	3,461,316	3,193,034	2,927,540	2,664,833	2,404,915	2,147,786
14	Residential Large site - medium density	100	£784,127	3,732,385	3,461,316	3,193,034	2,927,540	2,664,833	2,404,915	2,147,786
15	Residential Large site - high density	100	£741,742	3,732,385	3,461,316	3,193,034	2,927,540	2,664,833	2,404,915	2,147,786
16	Residential Large site - low density	200	£1,829,630	6,790,634	6,293,228	5,800,936	5,313,757	4,831,691	4,354,739	3,882,900
17	Residential Large site - medium density	200	£1,568,254	6,790,634	6,293,228	5,800,936	5,313,757	4,831,691	4,354,739	3,882,900
18	Strategic scale site - low density	500	£5,488,889	4,445,640	3,128,019	1,818,896	515,601	-786,675	-2,083,480	-3,368,515
19	Strategic scale site - medium density	500	£4,704,762	4,445,640	3,128,019	1,818,896	515,601	-786,675	-2,083,480	-3,368,515
20	Strategic scale site - low density	750	£8,233,333	6,610,311	4,795,739	2,989,609	1,198,473	-583,248	-2,377,418	-4,158,670
21	Strategic scale site - medium density	750	£7,057,143	6,610,311	4,795,739	2,989,609	1,198,473	-583,248	-2,377,418	-4,158,670
22	Strategic scale site - medium density	1,500	£14,114,286	11,535,705	8,631,585	5,750,893	2,890,193	50,264	-2,816,940	-5,675,915
23	Strategic scale site - medium density	3,300	£35,828,571	19,703,692	14,987,815	10,305,213	5,662,090	1,049,658	-3,598,788	-8,251,075
24	Housing for Elderly (C3) - high density	40	£123,500	-1,412,642	-1,457,229	-1,501,816	-1,546,404	-1,590,991	-1,635,579	-1,680,167
25	Housing for Elderly (C3) - high density	60	£185,250	-2,158,609	-2,223,064	-2,287,519	-2,351,975	-2,416,430	-2,480,885	-2,545,340
26	Housing for Elderly (C2) extra care	70	£216,125	-3,078,329	-3,145,793	-3,213,256	-3,280,720	-3,348,185	-3,415,649	-3,483,112
27	Retail (comparison)	-	£82,311	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£30,865	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£205,804	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£92,658	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£247,000	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£247,000	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£82,337	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£54,890	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£51,464	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£247,000	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£247,000	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£247,000	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£28,069	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£28,082	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£28,313	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£168,540	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£74,100	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£74,100	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£74,100	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£98,781	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£123,480	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£148,176	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

NORTH EAST LINCOLNSHIRE LOCAL PLAN Sales value £2,698 psm AH tenure Rented 80% SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) **£1,027,075** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£190,199	250,588	233,846	217,276	200,879	184,653	168,597	152,714
2	Residential Small site - medium density	5	£163,028	250,588	233,846	217,276	200,879	184,653	168,597	152,714
3	Residential Small site - higher density (flats)	5	£63,400	-40,175	-52,823	-65,328	-77,689	-89,906	-101,979	-113,910
4	Residential Small site - low density	10	£380,398	501,175	467,693	434,553	401,757	369,304	337,194	305,428
5	Residential Small site - medium density	10	£326,055	501,175	467,693	434,553	401,757	369,304	337,194	305,428
6	Residential Small site - higher density	10	£308,431	501,175	467,693	434,553	401,757	369,304	337,194	305,428
7	Residential Medium site - low density	25	£950,995	1,252,937	1,169,231	1,086,383	1,004,393	923,261	842,986	763,568
8	Residential Medium site - medium density	25	£815,139	1,252,937	1,169,231	1,086,383	1,004,393	923,261	842,986	763,568
9	Residential Medium site - higher density	25	£771,077	1,252,937	1,169,231	1,086,383	1,004,393	923,261	842,986	763,568
10	Residential Medium site - low density	50	£1,901,990	2,568,758	2,398,317	2,229,622	2,062,674	1,897,472	1,734,017	1,572,308
11	Residential Medium site - medium density	50	£1,630,277	2,568,758	2,398,317	2,229,622	2,062,674	1,897,472	1,734,017	1,572,308
12	Residential Medium site - higher density	50	£1,542,154	2,568,758	2,554,255	2,539,719	2,525,147	2,510,541	2,495,900	2,481,223
13	Residential Large site - low density	100	£3,803,980	4,800,588	4,480,174	4,163,043	3,849,195	3,538,628	3,231,344	2,927,342
14	Residential Large site - medium density	100	£3,260,555	4,800,588	4,480,174	4,163,043	3,849,195	3,538,628	3,231,344	2,927,342
15	Residential Large site - high density	100	£3,084,308	4,800,588	4,480,174	4,163,043	3,849,195	3,538,628	3,231,344	2,927,342
16	Residential Large site - low density	200	£7,607,961	8,829,329	8,237,979	7,652,682	7,073,440	6,500,252	5,933,119	5,372,039
17	Residential Large site - medium density	200	£6,521,109	8,829,329	8,237,979	7,652,682	7,073,440	6,500,252	5,933,119	5,372,039
18	Strategic scale site - low density	500	£22,823,883	9,434,230	7,885,569	6,352,771	4,835,838	3,334,768	1,849,561	373,910
19	Strategic scale site - medium density	500	£19,563,328	9,434,230	7,885,569	6,352,771	4,835,838	3,334,768	1,849,561	373,910
20	Strategic scale site - low density	750	£34,235,824	13,362,420	11,246,354	9,147,512	7,062,579	4,999,450	2,958,126	927,648
21	Strategic scale site - medium density	750	£29,344,992	13,362,420	11,246,354	9,147,512	7,062,579	4,999,450	2,958,126	927,648
22	Strategic scale site - medium density	1,500	£58,689,984	22,103,608	18,731,876	15,385,226	12,073,220	8,790,087	5,531,412	2,298,534
23	Strategic scale site - medium density	3,300	£148,982,267	36,646,400	31,175,797	25,757,651	20,382,589	15,059,484	9,777,121	4,533,349
24	Housing for Elderly (C3) - high density	40	£513,536	-1,179,132	-1,233,146	-1,287,161	-1,341,175	-1,395,190	-1,449,204	-1,503,219
25	Housing for Elderly (C3) - high density	60	£770,306	-1,810,933	-1,889,400	-1,967,867	-2,046,334	-2,124,801	-2,203,269	-2,281,735
26	Housing for Elderly (C2) extra care	70	£898,690	-2,702,542	-2,785,125	-2,867,706	-2,950,289	-3,032,871	-3,115,453	-3,198,035
27	Retail (comparison)	-	£342,264	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£128,345	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£855,775	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£385,290	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£1,027,075	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£1,027,075	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£342,374	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£228,245	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£213,999	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£1,027,075	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£1,027,075	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£1,027,075	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£116,717	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£116,772	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£117,732	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£700,824	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£308,122	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£308,122	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£308,122	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£410,753	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£513,455	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£616,147	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) **£500,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£92,593	250,588	233,846	217,276	200,879	184,653	168,597	152,714
2	Residential Small site - medium density	5	£79,365	250,588	233,846	217,276	200,879	184,653	168,597	152,714
3	Residential Small site - higher density (flats)	5	£30,864	-40,175	-52,823	-65,328	-77,689	-89,906	-101,979	-113,910
4	Residential Small site - low density	10	£185,185	501,175	467,693	434,553	401,757	369,304	337,194	305,428
5	Residential Small site - medium density	10	£158,730	501,175	467,693	434,553	401,757	369,304	337,194	305,428
6	Residential Small site - higher density	10	£150,150	501,175	467,693	434,553	401,757	369,304	337,194	305,428
7	Residential Medium site - low density	25	£462,963	1,252,937	1,169,231	1,086,383	1,004,393	923,261	842,986	763,568
8	Residential Medium site - medium density	25	£396,825	1,252,937	1,169,231	1,086,383	1,004,393	923,261	842,986	763,568
9	Residential Medium site - higher density	25	£375,375	1,252,937	1,169,231	1,086,383	1,004,393	923,261	842,986	763,568
10	Residential Medium site - low density	50	£925,926	2,568,758	2,398,317	2,229,622	2,062,674	1,897,472	1,734,017	1,572,308
11	Residential Medium site - medium density	50	£793,651	2,568,758	2,398,317	2,229,622	2,062,674	1,897,472	1,734,017	1,572,308
12	Residential Medium site - higher density	50	£750,751	2,568,758	2,554,255	2,539,719	2,525,147	2,510,541	2,495,900	2,481,223
13	Residential Large site - low density	100	£1,851,852	4,800,588	4,480,174	4,163,043	3,849,195	3,538,628	3,231,344	2,927,342
14	Residential Large site - medium density	100	£1,587,302	4,800,588	4,480,174	4,163,043	3,849,195	3,538,628	3,231,344	2,927,342
15	Residential Large site - high density	100	£1,501,502	4,800,588	4,480,174	4,163,043	3,849,195	3,538,628	3,231,344	2,927,342
16	Residential Large site - low density	200	£3,703,704	8,829,329	8,237,979	7,652,682	7,073,440	6,500,252	5,933,119	5,372,039
17	Residential Large site - medium density	200	£3,174,603	8,829,329	8,237,979	7,652,682	7,073,440	6,500,252	5,933,119	5,372,039
18	Strategic scale site - low density	500	£11,111,111	9,434,230	7,885,569	6,352,771	4,835,838	3,334,768	1,849,561	373,910
19	Strategic scale site - medium density	500	£9,523,810	9,434,230	7,885,569	6,352,771	4,835,838	3,334,768	1,849,561	373,910
20	Strategic scale site - low density	750	£16,666,667	13,362,420	11,246,354	9,147,512	7,062,579	4,999,450	2,958,126	927,648
21	Strategic scale site - medium density	750	£14,285,714	13,362,420	11,246,354	9,147,512	7,062,579	4,999,450	2,958,126	927,648
22	Strategic scale site - medium density	1,500	£28,571,429	22,103,608	18,731,876	15,385,226	12,073,220	8,790,087	5,531,412	2,298,534
23	Strategic scale site - medium density	3,300	£72,527,473	36,646,400	31,175,797	25,757,651	20,382,589	15,059,484	9,777,121	4,533,349
24	Housing for Elderly (C3) - high density	40	£249,999	-1,179,132	-1,233,146	-1,287,161	-1,341,175	-1,395,190	-1,449,204	-1,503,219
25	Housing for Elderly (C3) - high density	60	£375,000	-1,810,933	-1,889,400	-1,967,867	-2,046,334	-2,124,801	-2,203,269	-2,281,735
26	Housing for Elderly (C2) extra care	70	£437,500	-2,702,542	-2,785,125	-2,867,706	-2,950,289	-3,032,871	-3,115,453	-3,198,035
27	Retail (comparison)	-	£166,621	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£62,481	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£416,608	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£187,566	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£500,000	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£500,000	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£166,674	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£111,114	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£104,179	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£500,000	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£500,000	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£500,000	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£56,820	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£56,847	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£57,314	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£341,175	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£150,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£150,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£150,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£199,963	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£249,960	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£299,952	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£68,519	250,588	233,846	217,276	200,879	184,653	168,597	152,714
2	Residential Small site - medium density	5	£58,730	250,588	233,846	217,276	200,879	184,653	168,597	152,714
3	Residential Small site - higher density (flats)	5	£22,840	-40,175	-52,823	-65,328	-77,689	-89,906	-101,979	-113,910
4	Residential Small site - low density	10	£137,037	501,175	467,693	434,553	401,757	369,304	337,194	305,428
5	Residential Small site - medium density	10	£117,460	501,175	467,693	434,553	401,757	369,304	337,194	305,428
6	Residential Small site - higher density	10	£111,111	501,175	467,693	434,553	401,757	369,304	337,194	305,428
7	Residential Medium site - low density	25	£342,593	1,252,937	1,169,231	1,086,383	1,004,393	923,261	842,986	763,568
8	Residential Medium site - medium density	25	£293,651	1,252,937	1,169,231	1,086,383	1,004,393	923,261	842,986	763,568
9	Residential Medium site - higher density	25	£277,778	1,252,937	1,169,231	1,086,383	1,004,393	923,261	842,986	763,568
10	Residential Medium site - low density	50	£685,185	2,568,758	2,398,317	2,229,622	2,062,674	1,897,472	1,734,017	1,572,308
11	Residential Medium site - medium density	50	£587,302	2,568,758	2,398,317	2,229,622	2,062,674	1,897,472	1,734,017	1,572,308
12	Residential Medium site - higher density	50	£555,556	2,568,758	2,554,255	2,539,719	2,525,147	2,510,541	2,495,900	2,481,223
13	Residential Large site - low density	100	£1,370,370	4,800,588	4,480,174	4,163,043	3,849,195	3,538,628	3,231,344	2,927,342
14	Residential Large site - medium density	100	£1,174,603	4,800,588	4,480,174	4,163,043	3,849,195	3,538,628	3,231,344	2,927,342
15	Residential Large site - high density	100	£1,111,111	4,800,588	4,480,174	4,163,043	3,849,195	3,538,628	3,231,344	2,927,342
16	Residential Large site - low density	200	£2,740,741	8,829,329	8,237,979	7,652,682	7,073,440	6,500,252	5,933,119	5,372,039
17	Residential Large site - medium density	200	£2,349,206	8,829,329	8,237,979	7,652,682	7,073,440	6,500,252	5,933,119	5,372,039
18	Strategic scale site - low density	500	£8,222,222	9,434,230	7,885,569	6,352,771	4,835,838	3,334,768	1,849,561	373,910
19	Strategic scale site - medium density	500	£7,047,619	9,434,230	7,885,569	6,352,771	4,835,838	3,334,768	1,849,561	373,910
20	Strategic scale site - low density	750	£12,333,333	13,362,420	11,246,354	9,147,512	7,062,579	4,999,450	2,958,126	927,648
21	Strategic scale site - medium density	750	£10,571,429	13,362,420	11,246,354	9,147,512	7,062,579	4,999,450	2,958,126	927,648
22	Strategic scale site - medium density	1,500	£21,142,857	22,103,608	18,731,876	15,385,226	12,073,220	8,790,087	5,531,412	2,298,534
23	Strategic scale site - medium density	3,300	£53,670,330	36,646,400	31,175,797	25,757,651	20,382,589	15,059,484	9,777,121	4,533,349
24	Housing for Elderly (C3) - high density	40	£185,000	-1,179,132	-1,233,146	-1,287,161	-1,341,175	-1,395,190	-1,449,204	-1,503,219
25	Housing for Elderly (C3) - high density	60	£277,500	-1,810,933	-1,889,400	-1,967,867	-2,046,334	-2,124,801	-2,203,269	-2,281,735
26	Housing for Elderly (C2) extra care	70	£323,750	-2,702,542	-2,785,125	-2,867,706	-2,950,289	-3,032,871	-3,115,453	-3,198,035
27	Retail (comparison)	-	£123,299	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£46,236	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£308,290	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£138,799	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£370,000	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£370,000	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£123,339	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£82,224	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£77,093	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£370,000	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£370,000	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£370,000	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£42,047	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£42,067	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£42,413	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£252,469	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£111,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£111,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£111,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£147,972	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£184,970	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£221,965	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) **£247,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£45,741	250,588	233,846	217,276	200,879	184,653	168,597	152,714
2	Residential Small site - medium density	5	£39,206	250,588	233,846	217,276	200,879	184,653	168,597	152,714
3	Residential Small site - higher density (flats)	5	£15,247	-40,175	-52,823	-65,328	-77,689	-89,906	-101,979	-113,910
4	Residential Small site - low density	10	£91,481	501,175	467,693	434,553	401,757	369,304	337,194	305,428
5	Residential Small site - medium density	10	£78,413	501,175	467,693	434,553	401,757	369,304	337,194	305,428
6	Residential Small site - higher density	10	£74,174	501,175	467,693	434,553	401,757	369,304	337,194	305,428
7	Residential Medium site - low density	25	£228,704	1,252,937	1,169,231	1,086,383	1,004,393	923,261	842,986	763,568
8	Residential Medium site - medium density	25	£196,032	1,252,937	1,169,231	1,086,383	1,004,393	923,261	842,986	763,568
9	Residential Medium site - higher density	25	£185,435	1,252,937	1,169,231	1,086,383	1,004,393	923,261	842,986	763,568
10	Residential Medium site - low density	50	£457,407	2,568,758	2,398,317	2,229,622	2,062,674	1,897,472	1,734,017	1,572,308
11	Residential Medium site - medium density	50	£392,063	2,568,758	2,398,317	2,229,622	2,062,674	1,897,472	1,734,017	1,572,308
12	Residential Medium site - higher density	50	£370,871	2,568,758	2,554,255	2,539,719	2,525,147	2,510,541	2,495,900	2,481,223
13	Residential Large site - low density	100	£914,815	4,800,588	4,480,174	4,163,043	3,849,195	3,538,628	3,231,344	2,927,342
14	Residential Large site - medium density	100	£784,127	4,800,588	4,480,174	4,163,043	3,849,195	3,538,628	3,231,344	2,927,342
15	Residential Large site - high density	100	£741,742	4,800,588	4,480,174	4,163,043	3,849,195	3,538,628	3,231,344	2,927,342
16	Residential Large site - low density	200	£1,829,630	8,829,329	8,237,979	7,652,682	7,073,440	6,500,252	5,933,119	5,372,039
17	Residential Large site - medium density	200	£1,568,254	8,829,329	8,237,979	7,652,682	7,073,440	6,500,252	5,933,119	5,372,039
18	Strategic scale site - low density	500	£5,488,889	9,434,230	7,885,569	6,352,771	4,835,838	3,334,768	1,849,561	373,910
19	Strategic scale site - medium density	500	£4,704,762	9,434,230	7,885,569	6,352,771	4,835,838	3,334,768	1,849,561	373,910
20	Strategic scale site - low density	750	£8,233,333	13,362,420	11,246,354	9,147,512	7,062,579	4,999,450	2,958,126	927,648
21	Strategic scale site - medium density	750	£7,057,143	13,362,420	11,246,354	9,147,512	7,062,579	4,999,450	2,958,126	927,648
22	Strategic scale site - medium density	1,500	£14,114,286	22,103,608	18,731,876	15,385,226	12,073,220	8,790,087	5,531,412	2,298,534
23	Strategic scale site - medium density	3,300	£35,828,571	36,646,400	31,175,797	25,757,651	20,382,589	15,059,484	9,777,121	4,533,349
24	Housing for Elderly (C3) - high density	40	£123,500	-1,179,132	-1,233,146	-1,287,161	-1,341,175	-1,395,190	-1,449,204	-1,503,219
25	Housing for Elderly (C3) - high density	60	£185,250	-1,810,933	-1,889,400	-1,967,867	-2,046,334	-2,124,801	-2,203,269	-2,281,735
26	Housing for Elderly (C2) extra care	70	£216,125	-2,702,542	-2,785,125	-2,867,706	-2,950,289	-3,032,871	-3,115,453	-3,198,035
27	Retail (comparison)	-	£82,311	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£30,865	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£205,804	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£92,658	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£247,000	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£247,000	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£82,337	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£54,890	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£51,464	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£247,000	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£247,000	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£247,000	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£28,069	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£28,082	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£28,313	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£168,540	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£74,100	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£74,100	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£74,100	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£98,781	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£123,480	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£148,176	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

NORTH EAST LINCOLNSHIRE LOCAL PLAN Sales value £2,832 psm AH tenure Rented 80% SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) **£1,027,075** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£190,199	306,018	286,714	267,609	248,700	229,989	211,475	193,158
2	Residential Small site - medium density	5	£163,028	306,018	286,714	267,609	248,700	229,989	211,475	193,158
3	Residential Small site - higher density (flats)	5	£63,400	7,587	-7,150	-21,845	-36,375	-50,739	-64,937	-78,970
4	Residential Small site - low density	10	£380,398	612,034	573,429	535,217	497,400	459,977	422,950	386,316
5	Residential Small site - medium density	10	£326,055	612,034	573,429	535,217	497,400	459,977	422,950	386,316
6	Residential Small site - higher density	10	£308,431	612,034	573,429	535,217	497,400	459,977	422,950	386,316
7	Residential Medium site - low density	25	£950,995	1,530,086	1,433,572	1,338,044	1,243,500	1,149,944	1,057,375	965,791
8	Residential Medium site - medium density	25	£815,139	1,530,086	1,433,572	1,338,044	1,243,500	1,149,944	1,057,375	965,791
9	Residential Medium site - higher density	25	£771,077	1,530,086	1,433,572	1,338,044	1,243,500	1,149,944	1,057,375	965,791
10	Residential Medium site - low density	50	£1,901,990	3,118,955	2,923,037	2,729,122	2,537,207	2,347,294	2,159,384	1,973,476
11	Residential Medium site - medium density	50	£1,630,277	3,118,955	2,923,037	2,729,122	2,537,207	2,347,294	2,159,384	1,973,476
12	Residential Medium site - higher density	50	£1,542,154	3,118,955	3,101,329	3,083,667	3,065,972	3,048,240	3,030,475	3,012,676
13	Residential Large site - low density	100	£3,803,980	5,868,789	5,499,032	5,133,052	4,770,849	4,412,422	4,057,771	3,706,899
14	Residential Large site - medium density	100	£3,260,555	5,868,789	5,499,032	5,133,052	4,770,849	4,412,422	4,057,771	3,706,899
15	Residential Large site - high density	100	£3,084,308	5,868,789	5,499,032	5,133,052	4,770,849	4,412,422	4,057,771	3,706,899
16	Residential Large site - low density	200	£7,607,961	10,852,142	10,167,626	9,490,099	8,819,563	8,156,014	7,499,454	6,849,885
17	Residential Large site - medium density	200	£6,521,109	10,852,142	10,167,626	9,490,099	8,819,563	8,156,014	7,499,454	6,849,885
18	Strategic scale site - low density	500	£22,823,883	14,379,719	12,611,856	10,862,055	9,130,316	7,413,087	5,706,101	4,017,295
19	Strategic scale site - medium density	500	£19,563,328	14,379,719	12,611,856	10,862,055	9,130,316	7,413,087	5,706,101	4,017,295
20	Strategic scale site - low density	750	£34,235,824	20,066,497	17,643,975	15,241,606	12,864,035	10,511,264	8,183,290	5,874,468
21	Strategic scale site - medium density	750	£29,344,992	20,066,497	17,643,975	15,241,606	12,864,035	10,511,264	8,183,290	5,874,468
22	Strategic scale site - medium density	1,500	£58,689,984	32,577,588	28,733,597	24,925,264	21,148,296	17,410,731	13,711,902	10,038,045
23	Strategic scale site - medium density	3,300	£148,982,267	53,455,433	47,223,191	41,048,762	34,938,093	28,884,698	22,885,514	16,942,717
24	Housing for Elderly (C3) - high density	40	£513,536	945,622	1,009,063	-1,072,505	-1,135,947	-1,199,388	-1,262,830	-1,326,271
25	Housing for Elderly (C3) - high density	60	£770,306	1,463,256	1,555,735	-1,648,214	-1,740,693	-1,833,171	-1,925,651	-2,018,129
26	Housing for Elderly (C2) extra care	70	£898,690	2,326,755	2,424,455	-2,522,156	-2,619,857	-2,717,557	-2,815,258	-2,912,959
27	Retail (comparison)	-	£342,264	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£128,345	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£855,775	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£385,290	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£1,027,075	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£1,027,075	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£342,374	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£228,245	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£213,999	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£1,027,075	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£1,027,075	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£1,027,075	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£116,717	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£116,772	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£117,732	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£700,824	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£308,122	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£308,122	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£308,122	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£410,753	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£513,455	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£616,147	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) **£500,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£92,593	306,018	286,714	267,609	248,700	229,989	211,475	193,158
2	Residential Small site - medium density	5	£79,365	306,018	286,714	267,609	248,700	229,989	211,475	193,158
3	Residential Small site - higher density (flats)	5	£30,864	7,587	-7,150	-21,845	-36,375	-50,739	-64,937	-78,970
4	Residential Small site - low density	10	£185,185	612,034	573,429	535,217	497,400	459,977	422,950	386,316
5	Residential Small site - medium density	10	£158,730	612,034	573,429	535,217	497,400	459,977	422,950	386,316
6	Residential Small site - higher density	10	£150,150	612,034	573,429	535,217	497,400	459,977	422,950	386,316
7	Residential Medium site - low density	25	£462,963	1,530,086	1,433,572	1,338,044	1,243,500	1,149,944	1,057,375	965,791
8	Residential Medium site - medium density	25	£396,825	1,530,086	1,433,572	1,338,044	1,243,500	1,149,944	1,057,375	965,791
9	Residential Medium site - higher density	25	£375,375	1,530,086	1,433,572	1,338,044	1,243,500	1,149,944	1,057,375	965,791
10	Residential Medium site - low density	50	£925,926	3,118,955	2,923,037	2,729,122	2,537,207	2,347,294	2,159,384	1,973,476
11	Residential Medium site - medium density	50	£793,651	3,118,955	2,923,037	2,729,122	2,537,207	2,347,294	2,159,384	1,973,476
12	Residential Medium site - higher density	50	£750,751	3,118,955	3,101,329	3,083,667	3,065,972	3,048,240	3,030,475	3,012,676
13	Residential Large site - low density	100	£1,851,852	5,868,789	5,499,032	5,133,052	4,770,849	4,412,422	4,057,771	3,706,899
14	Residential Large site - medium density	100	£1,587,302	5,868,789	5,499,032	5,133,052	4,770,849	4,412,422	4,057,771	3,706,899
15	Residential Large site - high density	100	£1,501,502	5,868,789	5,499,032	5,133,052	4,770,849	4,412,422	4,057,771	3,706,899
16	Residential Large site - low density	200	£3,703,704	10,852,142	10,167,626	9,490,099	8,819,563	8,156,014	7,499,454	6,849,885
17	Residential Large site - medium density	200	£3,174,603	10,852,142	10,167,626	9,490,099	8,819,563	8,156,014	7,499,454	6,849,885
18	Strategic scale site - low density	500	£11,111,111	14,379,719	12,611,856	10,862,055	9,130,316	7,413,087	5,706,101	4,017,295
19	Strategic scale site - medium density	500	£9,523,810	14,379,719	12,611,856	10,862,055	9,130,316	7,413,087	5,706,101	4,017,295
20	Strategic scale site - low density	750	£16,666,667	20,066,497	17,643,975	15,241,606	12,864,035	10,511,264	8,183,290	5,874,468
21	Strategic scale site - medium density	750	£14,285,714	20,066,497	17,643,975	15,241,606	12,864,035	10,511,264	8,183,290	5,874,468
22	Strategic scale site - medium density	1,500	£28,571,429	32,577,588	28,733,597	24,925,264	21,148,296	17,410,731	13,711,902	10,038,045
23	Strategic scale site - medium density	3,300	£72,527,473	53,455,433	47,223,191	41,048,762	34,938,093	28,884,698	22,885,514	16,942,717
24	Housing for Elderly (C3) - high density	40	£249,999	945,622	-1,009,063	-1,072,505	-1,135,947	-1,199,388	-1,262,830	-1,326,271
25	Housing for Elderly (C3) - high density	60	£375,000	1,463,256	-1,555,735	-1,648,214	-1,740,693	-1,833,171	-1,925,651	-2,018,129
26	Housing for Elderly (C2) extra care	70	£437,500	2,326,755	-2,424,455	-2,522,156	-2,619,857	-2,717,557	-2,815,258	-2,912,959
27	Retail (comparison)	-	£166,621	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£62,481	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£416,608	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£187,566	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£500,000	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£500,000	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£166,674	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£111,114	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£104,179	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£500,000	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£500,000	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£500,000	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£56,820	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£56,847	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£57,314	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£341,175	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£150,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£150,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£150,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£199,963	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£249,960	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£299,952	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£68,519	306,018	286,714	267,609	248,700	229,989	211,475	193,158
2	Residential Small site - medium density	5	£58,730	306,018	286,714	267,609	248,700	229,989	211,475	193,158
3	Residential Small site - higher density (flats)	5	£22,840	7,587	-7,150	-21,845	-36,375	-50,739	-64,937	-78,970
4	Residential Small site - low density	10	£137,037	612,034	573,429	535,217	497,400	459,977	422,950	386,316
5	Residential Small site - medium density	10	£117,460	612,034	573,429	535,217	497,400	459,977	422,950	386,316
6	Residential Small site - higher density	10	£111,111	612,034	573,429	535,217	497,400	459,977	422,950	386,316
7	Residential Medium site - low density	25	£342,593	1,530,086	1,433,572	1,338,044	1,243,500	1,149,944	1,057,375	965,791
8	Residential Medium site - medium density	25	£293,651	1,530,086	1,433,572	1,338,044	1,243,500	1,149,944	1,057,375	965,791
9	Residential Medium site - higher density	25	£277,778	1,530,086	1,433,572	1,338,044	1,243,500	1,149,944	1,057,375	965,791
10	Residential Medium site - low density	50	£685,185	3,118,955	2,923,037	2,729,122	2,537,207	2,347,294	2,159,384	1,973,476
11	Residential Medium site - medium density	50	£587,302	3,118,955	2,923,037	2,729,122	2,537,207	2,347,294	2,159,384	1,973,476
12	Residential Medium site - higher density	50	£555,556	3,118,955	3,101,329	3,083,667	3,065,972	3,048,240	3,030,475	3,012,676
13	Residential Large site - low density	100	£1,370,370	5,868,789	5,499,032	5,133,052	4,770,849	4,412,422	4,057,771	3,706,899
14	Residential Large site - medium density	100	£1,174,603	5,868,789	5,499,032	5,133,052	4,770,849	4,412,422	4,057,771	3,706,899
15	Residential Large site - high density	100	£1,111,111	5,868,789	5,499,032	5,133,052	4,770,849	4,412,422	4,057,771	3,706,899
16	Residential Large site - low density	200	£2,740,741	10,852,142	10,167,626	9,490,099	8,819,563	8,156,014	7,499,454	6,849,885
17	Residential Large site - medium density	200	£2,349,206	10,852,142	10,167,626	9,490,099	8,819,563	8,156,014	7,499,454	6,849,885
18	Strategic scale site - low density	500	£8,222,222	14,379,719	12,611,856	10,862,055	9,130,316	7,413,087	5,706,101	4,017,295
19	Strategic scale site - medium density	500	£7,047,619	14,379,719	12,611,856	10,862,055	9,130,316	7,413,087	5,706,101	4,017,295
20	Strategic scale site - low density	750	£12,333,333	20,066,497	17,643,975	15,241,606	12,864,035	10,511,264	8,183,290	5,874,468
21	Strategic scale site - medium density	750	£10,571,429	20,066,497	17,643,975	15,241,606	12,864,035	10,511,264	8,183,290	5,874,468
22	Strategic scale site - medium density	1,500	£21,142,857	32,577,588	28,733,597	24,925,264	21,148,296	17,410,731	13,711,902	10,038,045
23	Strategic scale site - medium density	3,300	£53,670,330	53,455,433	47,223,191	41,048,762	34,938,093	28,884,698	22,885,514	16,942,717
24	Housing for Elderly (C3) - high density	40	£185,000	945,622	-1,009,063	-1,072,505	-1,135,947	-1,199,388	-1,262,830	-1,326,271
25	Housing for Elderly (C3) - high density	60	£277,500	1,463,256	-1,555,735	-1,648,214	-1,740,693	-1,833,171	-1,925,651	-2,018,129
26	Housing for Elderly (C2) extra care	70	£323,750	2,326,755	-2,424,455	-2,522,156	-2,619,857	-2,717,557	-2,815,258	-2,912,959
27	Retail (comparison)	-	£123,299	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£46,236	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£308,290	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£138,799	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£370,000	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£370,000	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£123,339	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£82,224	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£77,093	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£370,000	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£370,000	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£370,000	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£42,047	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£42,067	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£42,413	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£252,469	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£111,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£111,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£111,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£147,972	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£184,970	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£221,965	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) **£247,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£45,741	306,018	286,714	267,609	248,700	229,989	211,475	193,158
2	Residential Small site - medium density	5	£39,206	306,018	286,714	267,609	248,700	229,989	211,475	193,158
3	Residential Small site - higher density (flats)	5	£15,247	7,587	-7,150	-21,845	-36,375	-50,739	-64,937	-78,970
4	Residential Small site - low density	10	£91,481	612,034	573,429	535,217	497,400	459,977	422,950	386,316
5	Residential Small site - medium density	10	£78,413	612,034	573,429	535,217	497,400	459,977	422,950	386,316
6	Residential Small site - higher density	10	£74,174	612,034	573,429	535,217	497,400	459,977	422,950	386,316
7	Residential Medium site - low density	25	£228,704	1,530,086	1,433,572	1,338,044	1,243,500	1,149,944	1,057,375	965,791
8	Residential Medium site - medium density	25	£196,032	1,530,086	1,433,572	1,338,044	1,243,500	1,149,944	1,057,375	965,791
9	Residential Medium site - higher density	25	£185,435	1,530,086	1,433,572	1,338,044	1,243,500	1,149,944	1,057,375	965,791
10	Residential Medium site - low density	50	£457,407	3,118,955	2,923,037	2,729,122	2,537,207	2,347,294	2,159,384	1,973,476
11	Residential Medium site - medium density	50	£392,063	3,118,955	2,923,037	2,729,122	2,537,207	2,347,294	2,159,384	1,973,476
12	Residential Medium site - higher density	50	£370,871	3,118,955	3,101,329	3,083,667	3,065,972	3,048,240	3,030,475	3,012,676
13	Residential Large site - low density	100	£914,815	5,868,789	5,499,032	5,133,052	4,770,849	4,412,422	4,057,771	3,706,899
14	Residential Large site - medium density	100	£784,127	5,868,789	5,499,032	5,133,052	4,770,849	4,412,422	4,057,771	3,706,899
15	Residential Large site - high density	100	£741,742	5,868,789	5,499,032	5,133,052	4,770,849	4,412,422	4,057,771	3,706,899
16	Residential Large site - low density	200	£1,829,630	10,852,142	10,167,626	9,490,099	8,819,563	8,156,014	7,499,454	6,849,885
17	Residential Large site - medium density	200	£1,568,254	10,852,142	10,167,626	9,490,099	8,819,563	8,156,014	7,499,454	6,849,885
18	Strategic scale site - low density	500	£5,488,889	14,379,719	12,611,856	10,862,055	9,130,316	7,413,087	5,706,101	4,017,295
19	Strategic scale site - medium density	500	£4,704,762	14,379,719	12,611,856	10,862,055	9,130,316	7,413,087	5,706,101	4,017,295
20	Strategic scale site - low density	750	£8,233,333	20,066,497	17,643,975	15,241,606	12,864,035	10,511,264	8,183,290	5,874,468
21	Strategic scale site - medium density	750	£7,057,143	20,066,497	17,643,975	15,241,606	12,864,035	10,511,264	8,183,290	5,874,468
22	Strategic scale site - medium density	1,500	£14,114,286	32,577,588	28,733,597	24,925,264	21,148,296	17,410,731	13,711,902	10,038,045
23	Strategic scale site - medium density	3,300	£35,828,571	53,455,433	47,223,191	41,048,762	34,938,093	28,884,698	22,885,514	16,942,717
24	Housing for Elderly (C3) - high density	40	£123,500	945,622	-1,009,063	-1,072,505	-1,135,947	-1,199,388	-1,262,830	-1,326,271
25	Housing for Elderly (C3) - high density	60	£185,250	1,463,256	-1,555,735	-1,648,214	-1,740,693	-1,833,171	-1,925,651	-2,018,129
26	Housing for Elderly (C2) extra care	70	£216,125	2,326,755	-2,424,455	-2,522,156	-2,619,857	-2,717,557	-2,815,258	-2,912,959
27	Retail (comparison)	-	£82,311	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£30,865	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£205,804	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£92,658	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£247,000	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£247,000	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£82,337	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£54,890	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£51,464	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£247,000	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£247,000	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£247,000	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£28,069	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£28,082	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£28,313	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£168,540	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£74,100	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£74,100	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£74,100	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£98,781	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£123,480	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£148,176	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

NORTH EAST LINCOLNSHIRE LOCAL PLAN Sales value £2,966 psm AH tenure Rented 80% SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) **£1,027,075** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£190,199	361,447	339,583	317,941	296,521	275,326	254,353	233,602
2	Residential Small site - medium density	5	£163,028	361,447	339,583	317,941	296,521	275,326	254,353	233,602
3	Residential Small site - higher density (flats)	5	£63,400	54,703	37,903	21,288	4,859	-11,573	-27,896	-44,030
4	Residential Small site - low density	10	£380,398	722,894	679,165	635,881	593,044	550,652	508,705	467,205
5	Residential Small site - medium density	10	£326,055	722,894	679,165	635,881	593,044	550,652	508,705	467,205
6	Residential Small site - higher density	10	£308,431	722,894	679,165	635,881	593,044	550,652	508,705	467,205
7	Residential Medium site - low density	25	£950,995	1,807,236	1,697,912	1,589,703	1,482,609	1,376,629	1,271,763	1,168,012
8	Residential Medium site - medium density	25	£815,139	1,807,236	1,697,912	1,589,703	1,482,609	1,376,629	1,271,763	1,168,012
9	Residential Medium site - higher density	25	£771,077	1,807,236	1,697,912	1,589,703	1,482,609	1,376,629	1,271,763	1,168,012
10	Residential Medium site - low density	50	£1,901,990	3,664,242	3,443,031	3,224,076	3,007,377	2,792,934	2,580,745	2,370,814
11	Residential Medium site - medium density	50	£1,630,277	3,664,242	3,443,031	3,224,076	3,007,377	2,792,934	2,580,745	2,370,814
12	Residential Medium site - higher density	50	£1,542,154	3,664,242	3,643,510	3,622,745	3,601,945	3,581,112	3,560,245	3,539,343
13	Residential Large site - low density	100	£3,803,980	6,936,991	6,517,891	6,103,062	5,692,503	5,286,216	4,884,200	4,486,455
14	Residential Large site - medium density	100	£3,260,555	6,936,991	6,517,891	6,103,062	5,692,503	5,286,216	4,884,200	4,486,455
15	Residential Large site - high density	100	£3,084,308	6,936,991	6,517,891	6,103,062	5,692,503	5,286,216	4,884,200	4,486,455
16	Residential Large site - low density	200	£7,607,961	12,865,546	12,088,164	11,318,700	10,557,155	9,803,531	9,057,826	8,320,039
17	Residential Large site - medium density	200	£6,521,109	12,865,546	12,088,164	11,318,700	10,557,155	9,803,531	9,057,826	8,320,039
18	Strategic scale site - low density	500	£22,823,883	19,313,074	17,316,639	15,340,556	13,384,827	11,449,448	9,534,423	7,639,751
19	Strategic scale site - medium density	500	£19,563,328	19,313,074	17,316,639	15,340,556	13,384,827	11,449,448	9,534,423	7,639,751
20	Strategic scale site - low density	750	£34,235,824	26,721,018	23,995,087	21,296,951	18,626,611	15,984,064	13,367,692	10,769,007
21	Strategic scale site - medium density	750	£29,344,992	26,721,018	23,995,087	21,296,951	18,626,611	15,984,064	13,367,692	10,769,007
22	Strategic scale site - medium density	1,500	£58,689,984	42,996,662	38,678,036	34,398,612	30,158,252	25,962,034	21,809,963	17,696,963
23	Strategic scale site - medium density	3,300	£148,982,267	70,174,628	63,182,810	56,252,062	49,391,601	42,602,575	35,880,852	29,219,710
24	Housing for Elderly (C3) - high density	40	£513,536	-712,112	-784,981	-857,849	-930,718	-1,003,587	-1,076,455	-1,149,324
25	Housing for Elderly (C3) - high density	60	£770,306	-1,115,580	-1,222,070	-1,328,561	-1,435,052	-1,541,543	-1,648,033	-1,754,524
26	Housing for Elderly (C2) extra care	70	£898,690	-1,950,968	-2,063,787	-2,176,606	-2,289,424	-2,402,244	-2,515,063	-2,627,882
27	Retail (comparison)	-	£342,264	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£128,345	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£855,775	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£385,290	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£1,027,075	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£1,027,075	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£342,374	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£228,245	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£213,999	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£1,027,075	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£1,027,075	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£1,027,075	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£116,717	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£116,772	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£117,732	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£700,824	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£308,122	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£308,122	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£308,122	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£410,753	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£513,455	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£616,147	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) **£500,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£92,593	361,447	339,583	317,941	296,521	275,326	254,353	233,602
2	Residential Small site - medium density	5	£79,365	361,447	339,583	317,941	296,521	275,326	254,353	233,602
3	Residential Small site - higher density (flats)	5	£30,864	54,703	37,903	21,288	4,859	-11,573	-27,896	-44,030
4	Residential Small site - low density	10	£185,185	722,894	679,165	635,881	593,044	550,652	508,705	467,205
5	Residential Small site - medium density	10	£158,730	722,894	679,165	635,881	593,044	550,652	508,705	467,205
6	Residential Small site - higher density	10	£150,150	722,894	679,165	635,881	593,044	550,652	508,705	467,205
7	Residential Medium site - low density	25	£462,963	1,807,236	1,697,912	1,589,703	1,482,609	1,376,629	1,271,763	1,168,012
8	Residential Medium site - medium density	25	£396,825	1,807,236	1,697,912	1,589,703	1,482,609	1,376,629	1,271,763	1,168,012
9	Residential Medium site - higher density	25	£375,375	1,807,236	1,697,912	1,589,703	1,482,609	1,376,629	1,271,763	1,168,012
10	Residential Medium site - low density	50	£925,926	3,664,242	3,443,031	3,224,076	3,007,377	2,792,934	2,580,745	2,370,814
11	Residential Medium site - medium density	50	£793,651	3,664,242	3,443,031	3,224,076	3,007,377	2,792,934	2,580,745	2,370,814
12	Residential Medium site - higher density	50	£750,751	3,664,242	3,643,510	3,622,745	3,601,945	3,581,112	3,560,245	3,539,343
13	Residential Large site - low density	100	£1,851,852	6,936,991	6,517,891	6,103,062	5,692,503	5,286,216	4,884,200	4,486,455
14	Residential Large site - medium density	100	£1,587,302	6,936,991	6,517,891	6,103,062	5,692,503	5,286,216	4,884,200	4,486,455
15	Residential Large site - high density	100	£1,501,502	6,936,991	6,517,891	6,103,062	5,692,503	5,286,216	4,884,200	4,486,455
16	Residential Large site - low density	200	£3,703,704	12,865,546	12,088,164	11,318,700	10,557,155	9,803,531	9,057,826	8,320,039
17	Residential Large site - medium density	200	£3,174,603	12,865,546	12,088,164	11,318,700	10,557,155	9,803,531	9,057,826	8,320,039
18	Strategic scale site - low density	500	£11,111,111	19,313,074	17,316,639	15,340,556	13,384,827	11,449,448	9,534,423	7,639,751
19	Strategic scale site - medium density	500	£9,523,810	19,313,074	17,316,639	15,340,556	13,384,827	11,449,448	9,534,423	7,639,751
20	Strategic scale site - low density	750	£16,666,667	26,721,018	23,995,087	21,296,951	18,626,611	15,984,064	13,367,692	10,769,007
21	Strategic scale site - medium density	750	£14,285,714	26,721,018	23,995,087	21,296,951	18,626,611	15,984,064	13,367,692	10,769,007
22	Strategic scale site - medium density	1,500	£28,571,429	42,996,662	38,678,036	34,398,612	30,158,252	25,962,034	21,809,963	17,696,963
23	Strategic scale site - medium density	3,300	£72,527,473	70,174,628	63,182,810	56,252,062	49,391,601	42,602,575	35,880,852	29,219,710
24	Housing for Elderly (C3) - high density	40	£249,999	-712,112	-784,981	-857,849	-930,718	-1,003,587	-1,076,455	-1,149,324
25	Housing for Elderly (C3) - high density	60	£375,000	-1,115,580	-1,222,070	-1,328,561	-1,435,052	-1,541,543	-1,648,033	-1,754,524
26	Housing for Elderly (C2) extra care	70	£437,500	-1,950,968	-2,063,787	-2,176,606	-2,289,424	-2,402,244	-2,515,063	-2,627,882
27	Retail (comparison)	-	£166,621	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£62,481	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£416,608	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£187,566	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£500,000	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£500,000	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£166,674	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£111,114	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£104,179	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£500,000	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£500,000	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£500,000	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£56,820	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£56,847	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£57,314	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£341,175	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£150,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£150,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£150,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£199,963	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£249,960	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£299,952	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£68,519	361,447	339,583	317,941	296,521	275,326	254,353	233,602
2	Residential Small site - medium density	5	£58,730	361,447	339,583	317,941	296,521	275,326	254,353	233,602
3	Residential Small site - higher density (flats)	5	£22,840	54,703	37,903	21,288	4,859	-11,573	-27,896	-44,030
4	Residential Small site - low density	10	£137,037	722,894	679,165	635,881	593,044	550,652	508,705	467,205
5	Residential Small site - medium density	10	£117,460	722,894	679,165	635,881	593,044	550,652	508,705	467,205
6	Residential Small site - higher density	10	£111,111	722,894	679,165	635,881	593,044	550,652	508,705	467,205
7	Residential Medium site - low density	25	£342,593	1,807,236	1,697,912	1,589,703	1,482,609	1,376,629	1,271,763	1,168,012
8	Residential Medium site - medium density	25	£293,651	1,807,236	1,697,912	1,589,703	1,482,609	1,376,629	1,271,763	1,168,012
9	Residential Medium site - higher density	25	£277,778	1,807,236	1,697,912	1,589,703	1,482,609	1,376,629	1,271,763	1,168,012
10	Residential Medium site - low density	50	£685,185	3,664,242	3,443,031	3,224,076	3,007,377	2,792,934	2,580,745	2,370,814
11	Residential Medium site - medium density	50	£587,302	3,664,242	3,443,031	3,224,076	3,007,377	2,792,934	2,580,745	2,370,814
12	Residential Medium site - higher density	50	£555,556	3,664,242	3,643,510	3,622,745	3,601,945	3,581,112	3,560,245	3,539,343
13	Residential Large site - low density	100	£1,370,370	6,936,991	6,517,891	6,103,062	5,692,503	5,286,216	4,884,200	4,486,455
14	Residential Large site - medium density	100	£1,174,603	6,936,991	6,517,891	6,103,062	5,692,503	5,286,216	4,884,200	4,486,455
15	Residential Large site - high density	100	£1,111,111	6,936,991	6,517,891	6,103,062	5,692,503	5,286,216	4,884,200	4,486,455
16	Residential Large site - low density	200	£2,740,741	12,865,546	12,088,164	11,318,700	10,557,155	9,803,531	9,057,826	8,320,039
17	Residential Large site - medium density	200	£2,349,206	12,865,546	12,088,164	11,318,700	10,557,155	9,803,531	9,057,826	8,320,039
18	Strategic scale site - low density	500	£8,222,222	19,313,074	17,316,639	15,340,556	13,384,827	11,449,448	9,534,423	7,639,751
19	Strategic scale site - medium density	500	£7,047,619	19,313,074	17,316,639	15,340,556	13,384,827	11,449,448	9,534,423	7,639,751
20	Strategic scale site - low density	750	£12,333,333	26,721,018	23,995,087	21,296,951	18,626,611	15,984,064	13,367,692	10,769,007
21	Strategic scale site - medium density	750	£10,571,429	26,721,018	23,995,087	21,296,951	18,626,611	15,984,064	13,367,692	10,769,007
22	Strategic scale site - medium density	1,500	£21,142,857	42,996,662	38,678,036	34,398,612	30,158,252	25,962,034	21,809,963	17,696,963
23	Strategic scale site - medium density	3,300	£53,670,330	70,174,628	63,182,810	56,252,062	49,391,601	42,602,575	35,880,852	29,219,710
24	Housing for Elderly (C3) - high density	40	£185,000	-712,112	-784,981	-857,849	-930,718	-1,003,587	-1,076,455	-1,149,324
25	Housing for Elderly (C3) - high density	60	£277,500	-1,115,580	-1,222,070	-1,328,561	-1,435,052	-1,541,543	-1,648,033	-1,754,524
26	Housing for Elderly (C2) extra care	70	£323,750	-1,950,968	-2,063,787	-2,176,606	-2,289,424	-2,402,244	-2,515,063	-2,627,882
27	Retail (comparison)	-	£123,299	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£46,236	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£308,290	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£138,799	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£370,000	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£370,000	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£123,339	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£82,224	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£77,093	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£370,000	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£370,000	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£370,000	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£42,047	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£42,067	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£42,413	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£252,469	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£111,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£111,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£111,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£147,972	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£184,970	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£221,965	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) **£247,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£45,741	361,447	339,583	317,941	296,521	275,326	254,353	233,602
2	Residential Small site - medium density	5	£39,206	361,447	339,583	317,941	296,521	275,326	254,353	233,602
3	Residential Small site - higher density (flats)	5	£15,247	54,703	37,903	21,288	4,859	-11,573	-27,896	-44,030
4	Residential Small site - low density	10	£91,481	722,894	679,165	635,881	593,044	550,652	508,705	467,205
5	Residential Small site - medium density	10	£78,413	722,894	679,165	635,881	593,044	550,652	508,705	467,205
6	Residential Small site - higher density	10	£74,174	722,894	679,165	635,881	593,044	550,652	508,705	467,205
7	Residential Medium site - low density	25	£228,704	1,807,236	1,697,912	1,589,703	1,482,609	1,376,629	1,271,763	1,168,012
8	Residential Medium site - medium density	25	£196,032	1,807,236	1,697,912	1,589,703	1,482,609	1,376,629	1,271,763	1,168,012
9	Residential Medium site - higher density	25	£185,435	1,807,236	1,697,912	1,589,703	1,482,609	1,376,629	1,271,763	1,168,012
10	Residential Medium site - low density	50	£457,407	3,664,242	3,443,031	3,224,076	3,007,377	2,792,934	2,580,745	2,370,814
11	Residential Medium site - medium density	50	£392,063	3,664,242	3,443,031	3,224,076	3,007,377	2,792,934	2,580,745	2,370,814
12	Residential Medium site - higher density	50	£370,871	3,664,242	3,643,510	3,622,745	3,601,945	3,581,112	3,560,245	3,539,343
13	Residential Large site - low density	100	£914,815	6,936,991	6,517,891	6,103,062	5,692,503	5,286,216	4,884,200	4,486,455
14	Residential Large site - medium density	100	£784,127	6,936,991	6,517,891	6,103,062	5,692,503	5,286,216	4,884,200	4,486,455
15	Residential Large site - high density	100	£741,742	6,936,991	6,517,891	6,103,062	5,692,503	5,286,216	4,884,200	4,486,455
16	Residential Large site - low density	200	£1,829,630	12,865,546	12,088,164	11,318,700	10,557,155	9,803,531	9,057,826	8,320,039
17	Residential Large site - medium density	200	£1,568,254	12,865,546	12,088,164	11,318,700	10,557,155	9,803,531	9,057,826	8,320,039
18	Strategic scale site - low density	500	£5,488,889	19,313,074	17,316,639	15,340,556	13,384,827	11,449,448	9,534,423	7,639,751
19	Strategic scale site - medium density	500	£4,704,762	19,313,074	17,316,639	15,340,556	13,384,827	11,449,448	9,534,423	7,639,751
20	Strategic scale site - low density	750	£8,233,333	26,721,018	23,995,087	21,296,951	18,626,611	15,984,064	13,367,692	10,769,007
21	Strategic scale site - medium density	750	£7,057,143	26,721,018	23,995,087	21,296,951	18,626,611	15,984,064	13,367,692	10,769,007
22	Strategic scale site - medium density	1,500	£14,114,286	42,996,662	38,678,036	34,398,612	30,158,252	25,962,034	21,809,963	17,696,963
23	Strategic scale site - medium density	3,300	£35,828,571	70,174,628	63,182,810	56,252,062	49,391,601	42,602,575	35,880,852	29,219,710
24	Housing for Elderly (C3) - high density	40	£123,500	-712,112	-784,981	-857,849	-930,718	-1,003,587	-1,076,455	-1,149,324
25	Housing for Elderly (C3) - high density	60	£185,250	-1,115,580	-1,222,070	-1,328,561	-1,435,052	-1,541,543	-1,648,033	-1,754,524
26	Housing for Elderly (C2) extra care	70	£216,125	-1,950,968	-2,063,787	-2,176,606	-2,289,424	-2,402,244	-2,515,063	-2,627,882
27	Retail (comparison)	-	£82,311	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£30,865	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£205,804	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£92,658	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£247,000	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£247,000	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£82,337	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£54,890	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£51,464	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£247,000	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£247,000	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£247,000	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£28,069	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£28,082	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£28,313	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£168,540	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£74,100	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£74,100	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£74,100	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£98,781	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£123,480	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£148,176	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

NORTH EAST LINCOLNSHIRE LOCAL PLAN Sales value £3,100 psm AH tenure Rented 80% SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES) **£1,027,075** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£190,199	416,877	392,450	368,272	344,343	320,663	297,231	274,047
2	Residential Small site - medium density	5	£163,028	416,877	392,450	368,272	344,343	320,663	297,231	274,047
3	Residential Small site - higher density (flats)	5	£63,400	101,818	82,841	64,070	45,507	27,150	8,999	-9,090
4	Residential Small site - low density	10	£380,398	833,754	784,901	736,546	688,686	641,325	594,460	548,093
5	Residential Small site - medium density	10	£326,055	833,754	784,901	736,546	688,686	641,325	594,460	548,093
6	Residential Small site - higher density	10	£308,431	833,754	784,901	736,546	688,686	641,325	594,460	548,093
7	Residential Medium site - low density	25	£950,995	2,084,384	1,962,252	1,841,364	1,721,717	1,603,313	1,486,152	1,370,234
8	Residential Medium site - medium density	25	£815,139	2,084,384	1,962,252	1,841,364	1,721,717	1,603,313	1,486,152	1,370,234
9	Residential Medium site - higher density	25	£771,077	2,084,384	1,962,252	1,841,364	1,721,717	1,603,313	1,486,152	1,370,234
10	Residential Medium site - low density	50	£1,901,990	4,209,007	3,962,549	3,718,599	3,477,159	3,238,227	3,001,804	2,767,890
11	Residential Medium site - medium density	50	£1,630,277	4,209,007	3,962,549	3,718,599	3,477,159	3,238,227	3,001,804	2,767,890
12	Residential Medium site - higher density	50	£1,542,154	4,209,007	4,185,182	4,161,323	4,137,430	4,113,503	4,089,542	4,065,547
13	Residential Large site - low density	100	£3,803,980	8,005,193	7,536,749	7,073,071	6,614,158	6,160,011	5,710,629	5,266,012
14	Residential Large site - medium density	100	£3,260,555	8,005,193	7,536,749	7,073,071	6,614,158	6,160,011	5,710,629	5,266,012
15	Residential Large site - high density	100	£3,084,308	8,005,193	7,536,749	7,073,071	6,614,158	6,160,011	5,710,629	5,266,012
16	Residential Large site - low density	200	£7,607,961	14,878,951	14,008,701	13,147,301	12,294,749	11,451,048	10,616,196	9,790,193
17	Residential Large site - medium density	200	£6,521,109	14,878,951	14,008,701	13,147,301	12,294,749	11,451,048	10,616,196	9,790,193
18	Strategic scale site - low density	500	£22,823,883	24,225,323	22,008,812	19,814,862	17,639,337	15,482,260	13,347,825	11,236,035
19	Strategic scale site - medium density	500	£19,563,328	24,225,323	22,008,812	19,814,862	17,639,337	15,482,260	13,347,825	11,236,035
20	Strategic scale site - low density	750	£34,235,824	33,359,504	30,333,381	27,337,178	24,364,331	21,422,372	18,511,303	15,631,123
21	Strategic scale site - medium density	750	£29,344,992	33,359,504	30,333,381	27,337,178	24,364,331	21,422,372	18,511,303	15,631,123
22	Strategic scale site - medium density	1,500	£58,689,984	53,379,110	48,578,105	43,825,983	39,122,745	34,468,389	29,862,916	25,301,138
23	Strategic scale site - medium density	3,300	£148,982,267	86,842,706	79,080,158	71,392,150	63,783,236	56,253,418	48,802,696	41,420,248
24	Housing for Elderly (C3) - high density	40	£513,536	-478,602	-560,898	-643,194	-725,489	-807,785	-890,080	-972,376
25	Housing for Elderly (C3) - high density	60	£770,306	-767,903	-888,406	-1,008,909	-1,129,411	-1,249,914	-1,370,416	-1,490,919
26	Housing for Elderly (C2) extra care	70	£898,690	-1,575,182	-1,703,118	-1,831,056	-1,958,993	-2,086,931	-2,214,867	-2,342,805
27	Retail (comparison)	-	£342,264	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£128,345	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£855,775	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£385,290	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£1,027,075	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£1,027,075	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£342,374	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£228,245	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£213,999	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£1,027,075	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£1,027,075	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£1,027,075	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£116,717	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£116,772	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£117,732	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£700,824	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£308,122	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£308,122	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£308,122	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£410,753	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£513,455	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£616,147	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS) **£500,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£92,593	416,877	392,450	368,272	344,343	320,663	297,231	274,047
2	Residential Small site - medium density	5	£79,365	416,877	392,450	368,272	344,343	320,663	297,231	274,047
3	Residential Small site - higher density (flats)	5	£30,864	101,818	82,841	64,070	45,507	27,150	8,999	-9,090
4	Residential Small site - low density	10	£185,185	833,754	784,901	736,546	688,686	641,325	594,460	548,093
5	Residential Small site - medium density	10	£158,730	833,754	784,901	736,546	688,686	641,325	594,460	548,093
6	Residential Small site - higher density	10	£150,150	833,754	784,901	736,546	688,686	641,325	594,460	548,093
7	Residential Medium site - low density	25	£462,963	2,084,384	1,962,252	1,841,364	1,721,717	1,603,313	1,486,152	1,370,234
8	Residential Medium site - medium density	25	£396,825	2,084,384	1,962,252	1,841,364	1,721,717	1,603,313	1,486,152	1,370,234
9	Residential Medium site - higher density	25	£375,375	2,084,384	1,962,252	1,841,364	1,721,717	1,603,313	1,486,152	1,370,234
10	Residential Medium site - low density	50	£925,926	4,209,007	3,962,549	3,718,599	3,477,159	3,238,227	3,001,804	2,767,890
11	Residential Medium site - medium density	50	£793,651	4,209,007	3,962,549	3,718,599	3,477,159	3,238,227	3,001,804	2,767,890
12	Residential Medium site - higher density	50	£750,751	4,209,007	4,185,182	4,161,323	4,137,430	4,113,503	4,089,542	4,065,547
13	Residential Large site - low density	100	£1,851,852	8,005,193	7,536,749	7,073,071	6,614,158	6,160,011	5,710,629	5,266,012
14	Residential Large site - medium density	100	£1,587,302	8,005,193	7,536,749	7,073,071	6,614,158	6,160,011	5,710,629	5,266,012
15	Residential Large site - high density	100	£1,501,502	8,005,193	7,536,749	7,073,071	6,614,158	6,160,011	5,710,629	5,266,012
16	Residential Large site - low density	200	£3,703,704	14,878,951	14,008,701	13,147,301	12,294,749	11,451,048	10,616,196	9,790,193
17	Residential Large site - medium density	200	£3,174,603	14,878,951	14,008,701	13,147,301	12,294,749	11,451,048	10,616,196	9,790,193
18	Strategic scale site - low density	500	£11,111,111	24,225,323	22,008,812	19,814,862	17,639,337	15,482,260	13,347,825	11,236,035
19	Strategic scale site - medium density	500	£9,523,810	24,225,323	22,008,812	19,814,862	17,639,337	15,482,260	13,347,825	11,236,035
20	Strategic scale site - low density	750	£16,666,667	33,359,504	30,333,381	27,337,178	24,364,331	21,422,372	18,511,303	15,631,123
21	Strategic scale site - medium density	750	£14,285,714	33,359,504	30,333,381	27,337,178	24,364,331	21,422,372	18,511,303	15,631,123
22	Strategic scale site - medium density	1,500	£28,571,429	53,379,110	48,578,105	43,825,983	39,122,745	34,468,389	29,862,916	25,301,138
23	Strategic scale site - medium density	3,300	£72,527,473	86,842,706	79,080,158	71,392,150	63,783,236	56,253,418	48,802,696	41,420,248
24	Housing for Elderly (C3) - high density	40	£249,999	-478,602	-560,898	-643,194	-725,489	-807,785	-890,080	-972,376
25	Housing for Elderly (C3) - high density	60	£375,000	-767,903	-888,406	-1,008,909	-1,129,411	-1,249,914	-1,370,416	-1,490,919
26	Housing for Elderly (C2) extra care	70	£437,500	-1,575,182	-1,703,118	-1,831,056	-1,958,993	-2,086,931	-2,214,867	-2,342,805
27	Retail (comparison)	-	£166,621	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£62,481	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£416,608	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£187,566	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£500,000	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£500,000	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£166,674	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£111,114	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£104,179	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£500,000	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£500,000	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£500,000	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£56,820	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£56,847	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£57,314	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£341,175	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£150,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£150,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£150,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£199,963	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£249,960	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£299,952	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£68,519	416,877	392,450	368,272	344,343	320,663	297,231	274,047
2	Residential Small site - medium density	5	£58,730	416,877	392,450	368,272	344,343	320,663	297,231	274,047
3	Residential Small site - higher density (flats)	5	£22,840	101,818	82,841	64,070	45,507	27,150	8,999	-9,090
4	Residential Small site - low density	10	£137,037	833,754	784,901	736,546	688,686	641,325	594,460	548,093
5	Residential Small site - medium density	10	£117,460	833,754	784,901	736,546	688,686	641,325	594,460	548,093
6	Residential Small site - higher density	10	£111,111	833,754	784,901	736,546	688,686	641,325	594,460	548,093
7	Residential Medium site - low density	25	£342,593	2,084,384	1,962,252	1,841,364	1,721,717	1,603,313	1,486,152	1,370,234
8	Residential Medium site - medium density	25	£293,651	2,084,384	1,962,252	1,841,364	1,721,717	1,603,313	1,486,152	1,370,234
9	Residential Medium site - higher density	25	£277,778	2,084,384	1,962,252	1,841,364	1,721,717	1,603,313	1,486,152	1,370,234
10	Residential Medium site - low density	50	£685,185	4,209,007	3,962,549	3,718,599	3,477,159	3,238,227	3,001,804	2,767,890
11	Residential Medium site - medium density	50	£587,302	4,209,007	3,962,549	3,718,599	3,477,159	3,238,227	3,001,804	2,767,890
12	Residential Medium site - higher density	50	£555,556	4,209,007	4,185,182	4,161,323	4,137,430	4,113,503	4,089,542	4,065,547
13	Residential Large site - low density	100	£1,370,370	8,005,193	7,536,749	7,073,071	6,614,158	6,160,011	5,710,629	5,266,012
14	Residential Large site - medium density	100	£1,174,603	8,005,193	7,536,749	7,073,071	6,614,158	6,160,011	5,710,629	5,266,012
15	Residential Large site - high density	100	£1,111,111	8,005,193	7,536,749	7,073,071	6,614,158	6,160,011	5,710,629	5,266,012
16	Residential Large site - low density	200	£2,740,741	14,878,951	14,008,701	13,147,301	12,294,749	11,451,048	10,616,196	9,790,193
17	Residential Large site - medium density	200	£2,349,206	14,878,951	14,008,701	13,147,301	12,294,749	11,451,048	10,616,196	9,790,193
18	Strategic scale site - low density	500	£8,222,222	24,225,323	22,008,812	19,814,862	17,639,337	15,482,260	13,347,825	11,236,035
19	Strategic scale site - medium density	500	£7,047,619	24,225,323	22,008,812	19,814,862	17,639,337	15,482,260	13,347,825	11,236,035
20	Strategic scale site - low density	750	£12,333,333	33,359,504	30,333,381	27,337,178	24,364,331	21,422,372	18,511,303	15,631,123
21	Strategic scale site - medium density	750	£10,571,429	33,359,504	30,333,381	27,337,178	24,364,331	21,422,372	18,511,303	15,631,123
22	Strategic scale site - medium density	1,500	£21,142,857	53,379,110	48,578,105	43,825,983	39,122,745	34,468,389	29,862,916	25,301,138
23	Strategic scale site - medium density	3,300	£53,670,330	86,842,706	79,080,158	71,392,150	63,783,236	56,253,418	48,802,696	41,420,248
24	Housing for Elderly (C3) - high density	40	£185,000	-478,602	-560,898	-643,194	-725,489	-807,785	-890,080	-972,376
25	Housing for Elderly (C3) - high density	60	£277,500	-767,903	-888,406	-1,008,909	-1,129,411	-1,249,914	-1,370,416	-1,490,919
26	Housing for Elderly (C2) extra care	70	£323,750	-1,575,182	-1,703,118	-1,831,056	-1,958,993	-2,086,931	-2,214,867	-2,342,805
27	Retail (comparison)	-	£123,299	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£46,236	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£308,290	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£138,799	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£370,000	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£370,000	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£123,339	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£82,224	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£77,093	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£370,000	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£370,000	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£370,000	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£42,047	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£42,067	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£42,413	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£252,469	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£111,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£111,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£111,000	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£147,972	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£184,970	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£221,965	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) **£247,000** PER HA

						Residual land values				
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**
1	Residential Small site - low density	5	£45,741	416,877	392,450	368,272	344,343	320,663	297,231	274,047
2	Residential Small site - medium density	5	£39,206	416,877	392,450	368,272	344,343	320,663	297,231	274,047
3	Residential Small site - higher density (flats)	5	£15,247	101,818	82,841	64,070	45,507	27,150	8,999	-9,090
4	Residential Small site - low density	10	£91,481	833,754	784,901	736,546	688,686	641,325	594,460	548,093
5	Residential Small site - medium density	10	£78,413	833,754	784,901	736,546	688,686	641,325	594,460	548,093
6	Residential Small site - higher density	10	£74,174	833,754	784,901	736,546	688,686	641,325	594,460	548,093
7	Residential Medium site - low density	25	£228,704	2,084,384	1,962,252	1,841,364	1,721,717	1,603,313	1,486,152	1,370,234
8	Residential Medium site - medium density	25	£196,032	2,084,384	1,962,252	1,841,364	1,721,717	1,603,313	1,486,152	1,370,234
9	Residential Medium site - higher density	25	£185,435	2,084,384	1,962,252	1,841,364	1,721,717	1,603,313	1,486,152	1,370,234
10	Residential Medium site - low density	50	£457,407	4,209,007	3,962,549	3,718,599	3,477,159	3,238,227	3,001,804	2,767,890
11	Residential Medium site - medium density	50	£392,063	4,209,007	3,962,549	3,718,599	3,477,159	3,238,227	3,001,804	2,767,890
12	Residential Medium site - higher density	50	£370,871	4,209,007	4,185,182	4,161,323	4,137,430	4,113,503	4,089,542	4,065,547
13	Residential Large site - low density	100	£914,815	8,005,193	7,536,749	7,073,071	6,614,158	6,160,011	5,710,629	5,266,012
14	Residential Large site - medium density	100	£784,127	8,005,193	7,536,749	7,073,071	6,614,158	6,160,011	5,710,629	5,266,012
15	Residential Large site - high density	100	£741,742	8,005,193	7,536,749	7,073,071	6,614,158	6,160,011	5,710,629	5,266,012
16	Residential Large site - low density	200	£1,829,630	14,878,951	14,008,701	13,147,301	12,294,749	11,451,048	10,616,196	9,790,193
17	Residential Large site - medium density	200	£1,568,254	14,878,951	14,008,701	13,147,301	12,294,749	11,451,048	10,616,196	9,790,193
18	Strategic scale site - low density	500	£5,488,889	24,225,323	22,008,812	19,814,862	17,639,337	15,482,260	13,347,825	11,236,035
19	Strategic scale site - medium density	500	£4,704,762	24,225,323	22,008,812	19,814,862	17,639,337	15,482,260	13,347,825	11,236,035
20	Strategic scale site - low density	750	£8,233,333	33,359,504	30,333,381	27,337,178	24,364,331	21,422,372	18,511,303	15,631,123
21	Strategic scale site - medium density	750	£7,057,143	33,359,504	30,333,381	27,337,178	24,364,331	21,422,372	18,511,303	15,631,123
22	Strategic scale site - medium density	1,500	£14,114,286	53,379,110	48,578,105	43,825,983	39,122,745	34,468,389	29,862,916	25,301,138
23	Strategic scale site - medium density	3,300	£35,828,571	86,842,706	79,080,158	71,392,150	63,783,236	56,253,418	48,802,696	41,420,248
24	Housing for Elderly (C3) - high density	40	£123,500	-478,602	-560,898	-643,194	-725,489	-807,785	-890,080	-972,376
25	Housing for Elderly (C3) - high density	60	£185,250	-767,903	-888,406	-1,008,909	-1,129,411	-1,249,914	-1,370,416	-1,490,919
26	Housing for Elderly (C2) extra care	70	£216,125	-1,575,182	-1,703,118	-1,831,056	-1,958,993	-2,086,931	-2,214,867	-2,342,805
27	Retail (comparison)	-	£82,311	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640	3,126,640
28	Retail (comparison)	-	£30,865	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490	1,172,490
29	Retail (comparison)	-	£205,804	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599	7,816,599
30	Retail (convenience)	-	£92,658	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535	2,026,535
31	Retail (convenience)	-	£247,000	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095	5,404,095
32	Retail (convenience)	-	£247,000	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118	6,755,118
33	Offices	-	£82,337	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780	-5,363,780
34	Offices	-	£54,890	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725	-6,704,725
35	Offices	-	£51,464	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670	-8,045,670
36	Industrial (40% plot ratio)	-	£247,000	63,348	63,348	63,348	63,348	63,348	63,348	63,348
37	Warehousing/logistics (50% plot ratio)	-	£247,000	84,243	84,243	84,243	84,243	84,243	84,243	84,243
38	Warehousing/logistics (60% plot ratio)	-	£247,000	105,137	105,137	105,137	105,137	105,137	105,137	105,137
39	Hotel (75 rooms)	-	£28,069	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570	-482,570
40	Hotel (100 rooms)	-	£28,082	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427	-643,427
41	Hotel (125 room)	-	£28,313	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284	-804,284
42	Hotel (150 rooms)	-	£168,540	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141	-965,141
43	Leisure use	-	£74,100	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
44	Leisure use	-	£74,100	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
45	Leisure use	-	£74,100	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411	-2,911,411
46	Community use	-	£98,781	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882	-3,881,882
47	Community use	-	£123,480	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352	-4,852,352
48	Community use	-	£148,176	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823	-5,822,823

Appendix 11 - Policy by policy analysis

Biodiversity Net Gain and Urban Greening

Sales value (£ psm):

BLV: SECONDARY INDUSTRIAL

	Description	No of units	Site area	BLV (£ m)	0% affordable £2,029 psm		0% affordable £2,163 psm		0% affordable £2,297 psm		0% affordable £2,431 psm		10% affordable £2,565 psm		10% affordable £2,698 psm		20% affordable £2,832 psm		20% affordable £2,966 psm		20% affordable £3,100 psm	
					Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1	Residential Small site - low density	5	0.19	£0.19	-£0.113	-£0.118	-£0.068	-£0.073	-£0.023	-£0.028	£0.021	£0.017	£0.044	£0.039	£0.084	£0.080	£0.096	£0.091	£0.132	£0.127	£0.168	£0.163
2	Residential Small site - medium density	5	0.16	£0.16	-£0.113	-£0.118	-£0.068	-£0.073	-£0.023	-£0.028	£0.021	£0.017	£0.044	£0.039	£0.084	£0.080	£0.096	£0.091	£0.132	£0.127	£0.168	£0.163
3	Residential Small site - higher density (flats)	5	0.06	£0.06	-£0.328	-£0.333	-£0.290	-£0.295	-£0.251	-£0.257	-£0.213	-£0.219	-£0.190	-£0.196	-£0.155	-£0.161	-£0.142	-£0.148	-£0.111	-£0.117	-£0.080	-£0.085
4	Residential Small site - low density	10	0.37	£0.38	-£0.227	-£0.236	-£0.137	-£0.146	-£0.046	-£0.056	£0.043	£0.033	£0.088	£0.079	£0.169	£0.159	£0.191	£0.182	£0.264	£0.254	£0.336	£0.327
5	Residential Small site - medium density	10	0.32	£0.33	-£0.227	-£0.236	-£0.137	-£0.146	-£0.046	-£0.056	£0.043	£0.033	£0.088	£0.079	£0.169	£0.159	£0.191	£0.182	£0.264	£0.254	£0.336	£0.327
6	Residential Small site - higher density	10	0.30	£0.31	-£0.227	-£0.236	-£0.137	-£0.146	-£0.046	-£0.056	£0.043	£0.033	£0.088	£0.079	£0.169	£0.159	£0.191	£0.182	£0.264	£0.254	£0.336	£0.327
7	Residential Medium site - low density	25	0.93	£0.95	-£0.567	-£0.591	-£0.342	-£0.366	-£0.116	-£0.140	£0.107	£0.083	£0.221	£0.197	£0.422	£0.398	£0.478	£0.454	£0.659	£0.636	£0.840	£0.817
8	Residential Medium site - medium density	25	0.79	£0.82	-£0.567	-£0.591	-£0.342	-£0.366	-£0.116	-£0.140	£0.107	£0.083	£0.221	£0.197	£0.422	£0.398	£0.478	£0.454	£0.659	£0.636	£0.840	£0.817
9	Residential Medium site - higher density	25	0.75	£0.77	-£0.567	-£0.591	-£0.342	-£0.366	-£0.116	-£0.140	£0.107	£0.083	£0.221	£0.197	£0.422	£0.398	£0.478	£0.454	£0.659	£0.636	£0.840	£0.817
10	Residential Medium site - low density	50	1.85	£1.90	-£1.051	-£1.098	-£0.603	-£0.651	-£0.156	-£0.204	£0.286	£0.240	£0.505	£0.459	£0.905	£0.858	£1.008	£0.962	£1.368	£1.322	£1.727	£1.681
11	Residential Medium site - medium density	50	1.59	£1.63	-£1.051	-£1.098	-£0.603	-£0.651	-£0.156	-£0.204	£0.286	£0.240	£0.505	£0.459	£0.905	£0.858	£1.008	£0.962	£1.368	£1.322	£1.727	£1.681
12	Residential Medium site - higher density	50	1.50	£1.54	-£1.051	-£1.098	-£0.603	-£0.651	-£0.156	-£0.204	£0.286	£0.240	£0.719	£0.672	£1.154	£1.107	£1.571	£1.525	£2.001	£1.955	£2.431	£2.385
13	Residential Large site - low density	100	3.70	£3.80	-£2.266	-£2.361	-£1.384	-£1.479	-£0.503	-£0.598	£0.372	£0.279	£0.823	£0.731	£1.604	£1.513	£1.822	£1.732	£2.521	£2.431	£3.219	£3.129
14	Residential Large site - medium density	100	3.17	£3.26	-£2.266	-£2.361	-£1.384	-£1.479	-£0.503	-£0.598	£0.372	£0.279	£0.823	£0.731	£1.604	£1.513	£1.822	£1.732	£2.521	£2.431	£3.219	£3.129
15	Residential Large site - high density	100	3.00	£3.08	-£2.266	-£2.361	-£1.384	-£1.479	-£0.503	-£0.598	£0.372	£0.279	£0.823	£0.731	£1.604	£1.513	£1.822	£1.732	£2.521	£2.431	£3.219	£3.129
16	Residential Large site - low density	200	7.41	£7.61	-£4.684	-£4.870	-£2.972	-£3.159	-£1.270	-£1.454	£0.405	£0.225	£1.298	£1.120	£2.793	£2.617	£3.240	£3.067	£4.575	£4.401	£5.910	£5.736
17	Residential Large site - medium density	200	6.35	£6.52	-£4.684	-£4.870	-£2.972	-£3.159	-£1.270	-£1.454	£0.405	£0.225	£1.298	£1.120	£2.793	£2.617	£3.240	£3.067	£4.575	£4.401	£5.910	£5.736
18	Strategic scale site - low density	500	22.22	£22.82	-£24.533	-£25.081	-£20.285	-£20.834	-£16.038	-£16.587	-£11.791	-£12.339	-£9.680	-£10.224	-£5.831	-£6.368	-£4.847	-£5.377	-£1.455	-£1.977	£1.870	£1.361
19	Strategic scale site - medium density	500	19.05	£19.56	-£24.533	-£25.081	-£20.285	-£20.834	-£16.038	-£16.587	-£11.791	-£12.339	-£9.680	-£10.224	-£5.831	-£6.368	-£4.847	-£5.377	-£1.455	-£1.977	£1.870	£1.361
20	Strategic scale site - low density	750	33.33	£34.24	-£34.082	-£34.862	-£27.985	-£28.765	-£21.888	-£22.669	-£15.791	-£16.572	-£12.827	-£13.598	-£7.481	-£8.219	-£6.163	-£6.888	-£1.530	-£2.242	£2.977	£2.286
21	Strategic scale site - medium density	750	28.57	£29.34	-£34.082	-£34.862	-£27.985	-£28.765	-£21.888	-£22.669	-£15.791	-£16.572	-£12.827	-£13.598	-£7.481	-£8.219	-£6.163	-£6.888	-£1.530	-£2.242	£2.977	£2.286
22	Strategic scale site - medium density	1,500	57.14	£58.69	-£57.277	-£58.659	-£46.256	-£47.638	-£35.236	-£36.618	-£24.284	-£25.618	-£19.453	-£20.710	-£10.819	-£11.988	-£8.815	-£9.961	-£1.504	-£2.615	£5.547	£4.475
23	Strategic scale site - medium density	3,300	145.05	£148.98	-£101.832	-£104.448	-£80.480	-£83.096	-£59.128	-£61.744	-£38.526	-£40.815	-£30.512	-£32.597	-£16.401	-£18.280	-£13.262	-£15.099	-£1.507	-£3.282	£9.790	£8.076
24	Housing for Elderly (C3) - high density	40	0.50	£0.51	-£2.493	-£2.525	-£2.306	-£2.338	-£2.120	-£2.152	-£1.933	-£1.965	-£1.817	-£1.849	-£1.645	-£1.677	-£1.574	-£1.606	-£1.418	-£1.450	-£1.261	-£1.293
25	Housing for Elderly (C3) - high density	60	0.75	£0.77	-£3.762	-£3.810	-£3.484	-£3.532	-£3.206	-£3.254	-£2.928	-£2.976	-£2.752	-£2.800	-£2.496	-£2.544	-£2.388	-£2.436	-£2.154	-£2.203	-£1.921	-£1.969
26	Housing for Elderly (C2) extra care	70	0.87	£0.90	-£4.740	-£4.796	-£4.440	-£4.496	-£4.139	-£4.195	-£3.838	-£3.895	-£3.645	-£3.701	-£3.369	-£3.425	-£3.247	-£3.304	-£2.995	-£3.051	-£2.743	-£2.799
27	Retail (comparison)	-	0.33	£0.34	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606
28	Retail (comparison)	-	0.12	£0.13	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352
29	Retail (comparison)	-	0.83	£0.86	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015
30	Retail (convenience)	-	0.38	£0.39	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249
31	Retail (convenience)	-	1.00	£1.03	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999
32	Retail (convenience)	-	1.00	£1.03	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498
33	Offices	-	0.33	£0.34	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399
34	Offices	-	0.22	£0.23	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499
35	Offices	-	0.21	£0.21	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599
36	Industrial (40% plot ratio)	-	1.00	£1.03	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373
37	Warehousing/logistics (50% plot ratio)	-	1.00	£1.03	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471
38	Warehousing/logistics (60% plot ratio)	-	1.00	£1.03	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569
39	Hotel (75 rooms)	-	0.11	£0.12	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031
40	Hotel (100 rooms)	-	0.11	£0.12	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041
41	Hotel (125 room)	-	0.11	£0.12	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051
42	Hotel (150 rooms)	-	0.68	£0.70	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062
43	Leisure use	-	0.30	£0.31	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516
44	Leisure use	-	0.30	£0.31	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516
45	Leisure use	-	0.30	£0.31	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516
46	Community use	-	0.40	£0.41	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355
47	Community use	-	0.50	£0.51	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194
48	Community use	-	0.60	£0.62	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS)

	Description	No of units	Site area	BLV (£ m)	0% affordable £2,029 psm		0% affordable £2,163 psm		0% affordable £2,297 psm		0% affordable £2,431 psm		10% affordable £2,565 psm		10% affordable £2,698 psm		20% affordable £2,832 psm		20% affordable £2,966 psm		20% affordable £3,100 psm	
					Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1	Residential Small site - low density	5	0.19	£0.09	-£0.113	-£0.118	-£0.068	-£0.073	-£0.023	-£0.028	£0.021	£0.017	£0.044	£0.039	£0.084	£0.080	£0.096	£0.091	£0.132	£0.127	£0.168	£0.163
2	Residential Small site - medium density	5	0.16	£0.08	-£0.113	-£0.118	-£0.068	-£0.073	-£0.023	-£0.028	£0.021	£0.017	£0.044	£0.039	£0.084	£0.080	£0.096	£0.091	£0.132	£0.127	£0.168	£0.163
3	Residential Small site - higher density (flats)	5	0.06	£0.03	-£0.328	-£0.333	-£0.290	-£0.295	-£0.251	-£0.257	-£0.213	-£0.219	-£0.190	-£0.196	-£0.155	-£0.161	-£0.142	-£0.148	-£0.111	-£0.117	-£0.080	-£0.085
4	Residential Small site - low density	10	0.37	£0.19	-£0.227	-£0.236	-£0.137	-£0.146	-£0.046	-£0.056	£0.043	£0.033	£0.088	£0.079	£0.169	£0.159	£0.191	£0.182	£0.264	£0.254	£0.336	£0.327
5	Residential Small site - medium density	10	0.32	£0.16	-£0.227	-£0.236	-£0.137	-£0.146	-£0.046	-£0.056	£0.043	£0.033	£0.088	£0.079	£0.169	£0.159	£0.191	£0.182	£0.264	£0.254	£0.336	£0.327
6	Residential Small site - higher density	10	0.30	£0.15	-£0.227	-£0.236	-£0.137	-£0.146	-£0.046	-£0.056	£0.043	£0.033	£0.088	£0.079	£0.169	£0.159	£0.191	£0.182	£0.264	£0.254	£0.336	£0.327
7	Residential Medium site - low density	25	0.93	£0.46	-£0.567	-£0.591	-£0.342	-£0.366	-£0.116	-£0.140	£0.107	£0.083	£0.221	£0.197	£0.422	£0.398	£0.478	£0.454	£0.659	£0.636	£0.840	£0.817
8	Residential Medium site - medium density	25	0.79	£0.40	-£0.567	-£0.591	-£0.342	-£0.366	-£0.116	-£0.140	£0.107	£0.083	£0.221	£0.197	£0.422	£0.398	£0.478	£0.454	£0.659	£0.636	£0.840	£0.817
9	Residential Medium site - higher density	25	0.75	£0.38	-£0.567	-£0.591	-£0.342	-£0.366	-£0.116	-£0.140	£0.107	£0.083	£0.221	£0.197	£0.422	£0.398	£0.478	£0.454	£0.659	£0.636	£0.840	£0.817
10	Residential Medium site - low density	50	1.85	£0.93	-£1.051	-£1.098	-£0.603	-£0.651	-£0.156	-£0.204	£0.286	£0.240	£0.505	£0.459	£0.905	£0.858	£1.008	£0.962	£1.368	£1.322	£1.727	£1.681
11	Residential Medium site - medium density	50	1.59	£0.79	-£1.051	-£1.098	-£0.603	-£0.651	-£0.156	-£0.204	£0.286	£0.240	£0.505	£0.459	£0.905	£0.858	£1.008	£0.962	£1.368	£1.322	£1.727	£1.681
12	Residential Medium site - higher density	50	1.50	£0.75	-£1.051	-£1.098	-£0.603	-£0.651	-£0.156	-£0.204	£0.286	£0.240	£0.719	£0.672	£1.154	£1.107	£1.571	£1.525	£2.001	£1.955	£2.431	£2.385
13	Residential Large site - low density	100	3.70	£1.85	-£2.266	-£2.361	-£1.384	-£1.479	-£0.503	-£0.598	£0.372	£0.279	£0.823	£0.731	£1.604	£1.513	£1.822	£1.732	£2.521	£2.431	£3.219	£3.129
14	Residential Large site - medium density	100	3.17	£1.59	-£2.266	-£2.361	-£1.384	-£1.479	-£0.503	-£0.598	£0.372	£0.279	£0.823	£0.731	£1.604	£1.513	£1.822	£1.732	£2.521	£2.431	£3.219	£3.129
15	Residential Large site - high density	100	3.00	£1.50	-£2.266	-£2.361	-£1.384	-£1.479	-£0.503	-£0.598	£0.372	£0.279	£0.823	£0.731	£1.604	£1.513	£1.822	£1.732	£2.521	£2.431	£3.219	£3.129
16	Residential Large site - low density	200	7.41	£3.70	-£4.684	-£4.870	-£2.972	-£3.159	-£1.270	-£1.454	£0.405	£0.225	£1.298	£1.120	£2.793	£2.617	£3.240	£3.067	£4.575	£4.401	£5.910	£5.736
17	Residential Large site - medium density	200	6.35	£3.17	-£4.684	-£4.870	-£2.972	-£3.159	-£1.270	-£1.454	£0.405	£0.225	£1.298	£1.120	£2.793	£2.617	£3.240	£3.067	£4.575	£4.401	£5.910	£5.736
18	Strategic scale site - low density	500	22.22	£11.11	-£24.533	-£25.081	-£20.285	-£20.834	-£16.038	-£16.587	-£11.791	-£12.339	-£9.680	-£10.224	-£5.831	-£6.368	-£4.847	-£5.377	-£1.455	-£1.977	£1.870	£1.361
19	Strategic scale site - medium density	500	19.05	£9.52	-£24.533	-£25.081	-£20.285	-£20.834	-£16.038	-£16.587	-£11.791	-£12.339	-£9.680	-£10.224	-£5.831	-£6.368	-£4.847	-£5.377	-£1.455	-£1.977	£1.870	£1.361
20	Strategic scale site - low density	750	33.33	£16.67	-£34.082	-£34.862	-£27.985	-£28.765	-£21.888	-£22.669	-£15.791	-£16.572	-£12.827	-£13.598	-£7.481	-£8.219	-£6.163	-£6.888	-£1.530	-£2.242	£2.977	£2.286
21	Strategic scale site - medium density	750	28.57	£14.29	-£34.082	-£34.862	-£27.985	-£28.765	-£21.888	-£22.669	-£15.791	-£16.572	-£12.827	-£13.598	-£7.481	-£8.219	-£6.163	-£6.888	-£1.530	-£2.242	£2.977	£2.286
22	Strategic scale site - medium density	1500	57.14	£28.57	-£57.277	-£58.659	-£46.256	-£47.638	-£35.236	-£36.618	-£24.284	-£25.618	-£19.453	-£20.710	-£10.819	-£11.988	-£8.815	-£9.961	-£1.504	-£2.615	£5.547	£4.475
23	Strategic scale site - medium density	3300	145.05	£72.53	-£101.832	-£104.448	-£80.480	-£83.096	-£59.128	-£61.744	-£38.526	-£40.815	-£30.512	-£32.597	-£16.401	-£18.280	-£13.262	-£15.099	-£1.507	-£3.282	£9.790	£8.076
24	Housing for Elderly (C3) - high density	40	0.50	£0.25	-£2.493	-£2.525	-£2.306	-£2.338	-£2.120	-£2.152	-£1.933	-£1.965	-£1.817	-£1.849	-£1.645	-£1.677	-£1.574	-£1.606	-£1.418	-£1.450	-£1.261	-£1.293
25	Housing for Elderly (C3) - high density	60	0.75	£0.37	-£3.762	-£3.810	-£3.484	-£3.532	-£3.206	-£3.254	-£2.928	-£2.976	-£2.752	-£2.800	-£2.496	-£2.544	-£2.388	-£2.436	-£2.154	-£2.203	-£1.921	-£1.969
26	Housing for Elderly (C2) extra care	70	0.87	£0.44	-£4.740	-£4.796	-£4.440	-£4.496	-£4.139	-£4.195	-£3.838	-£3.895	-£3.645	-£3.701	-£3.369	-£3.425	-£3.247	-£3.304	-£2.995	-£3.051	-£2.743	-£2.799
27	Retail (comparison)	0	0.33	£0.17	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606	£3.637	£3.606
28	Retail (comparison)	0	0.12	£0.06	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352	£1.364	£1.352
29	Retail (comparison)	0	0.83	£0.42	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015	£9.092	£9.015
30	Retail (convenience)	0	0.38	£0.19	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249	£2.264	£2.249
31	Retail (convenience)	0	1.00	£0.50	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999	£6.036	£5.999
32	Retail (convenience)	0	1.00	£0.50	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498	£7.546	£7.498
33	Offices	0	0.33	£0.17	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399	-£4.338	-£4.399
34	Offices	0	0.22	£0.11	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499	-£5.423	-£5.499
35	Offices	0	0.21	£0.10	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599	-£6.507	-£6.599
36	Industrial (40% plot ratio)	0	1.00	£0.50	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373	£0.393	£0.373
37	Warehousing/logistics (50% plot ratio)	0	1.00	£0.50	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471	£0.496	£0.471
38	Warehousing/logistics (60% plot ratio)	0	1.00	£0.50	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569	£0.599	£0.569
39	Hotel (75 rooms)	0	0.11	£0.06	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031	£0.063	£0.031
40	Hotel (100 rooms)	0	0.11	£0.06	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041	£0.084	£0.041
41	Hotel (125 room)	0	0.11	£0.06	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051	£0.105	£0.051
42	Hotel (150 rooms)	0	0.68	£0.34	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062	£0.126	£0.062
43	Leisure use	0	0.30	£0.15	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516
44	Leisure use	0	0.30	£0.15	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516
45	Leisure use	0	0.30	£0.15	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516	-£2.491	-£2.516
46	Community use	0	0.40	£0.20	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355	-£3.322	-£3.355
47	Community use	0	0.50	£0.25	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194	-£4.152	-£4.194
48	Community use	0	0.60	£0.30	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033	-£4.983	-£5.033

BLV: GREENFIELD (HIGHER)

	Description	No of units		BLV (£ m)	0% affordable £2,029 psm		0% affordable £2,163 psm		0% affordable £2,297 psm		0% affordable £2,431 psm		10% affordable £2,565 psm		10% affordable £2,698 psm		20% affordable £2,832 psm		20% affordable £2,966 psm		20% affordable £3,100 psm	
					Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1	Residential Small site - low density	5	0.19	£0.07	-£0.113	-£0.118	-£0.068	-£0.073	-£0.023	-£0.028	£0.021	£0.017	£0.044	£0.039	£0.084	£0.080	£0.096	£0.091	£0.132	£0.127	£0.168	£0.163
2	Residential Small site - medium density	5	0.16	£0.06	-£0.113	-£0.118	-£0.068	-£0.073	-£0.023	-£0.028	£0.021	£0.017	£0.044	£0.039	£0.084	£0.080	£0.096	£0.091	£0.132	£0.127	£0.168	£0.163
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.328	-£0.333	-£0.290	-£0.295	-£0.251	-£0.257	-£0.213	-£0.219	-£0.190	-£0.196	-£0.155	-£0.161	-£0.142	-£0.148	-£0.111	-£0.117	-£0.080	-£0.085
4	Residential Small site - low density	10	0.37	£0.14	-£0.227	-£0.236	-£0.137	-£0.146	-£0.046	-£0.056	£0.043	£0.033	£0.088	£0.079	£0.169	£0.159	£0.191	£0.182	£0.264	£0.254	£0.336	£0.327
5	Residential Small site - medium density	10	0.32	£0.12	-£0.227	-£0.236	-£0.137	-£0.146	-£0.046	-£0.056	£0.043	£0.033	£0.088	£0.079	£0

Electric Vehicle Charging

Sales value (£ psm):

BLV: SECONDARY INDUSTRIAL

	Description	No of units	Site area	BLV (£ m)	0% affordable £2,029 psm Baseline	0% affordable £2,029 psm EVC	0% affordable £2,163 psm Baseline	0% affordable £2,163 psm EVC	0% affordable £2,297 psm Baseline	0% affordable £2,297 psm EVC	10% affordable £2,431 psm Baseline	10% affordable £2,431 psm EVC	10% affordable £2,565 psm Baseline	10% affordable £2,565 psm EVC	10% affordable £2,698 psm Baseline	10% affordable £2,698 psm EVC	20% affordable £2,832 psm Baseline	20% affordable £2,832 psm EVC	20% affordable £2,966 psm Baseline	20% affordable £2,966 psm EVC	20% affordable £3,100 psm Baseline	20% affordable £3,100 psm EVC
1	Residential Small site - low density	5	0.19	£0.19	-£0.113	-£0.116	-£0.068	-£0.071	-£0.023	-£0.026	£0.021	£0.019	£0.044	£0.042	£0.084	£0.082	£0.096	£0.093	£0.132	£0.130	£0.168	£0.166
2	Residential Small site - medium density	5	0.16	£0.16	-£0.113	-£0.116	-£0.068	-£0.071	-£0.023	-£0.026	£0.021	£0.019	£0.044	£0.042	£0.084	£0.082	£0.096	£0.093	£0.132	£0.130	£0.168	£0.166
3	Residential Small site - higher density (flats)	5	0.06	£0.06	-£0.328	-£0.330	-£0.290	-£0.292	-£0.251	-£0.254	-£0.213	-£0.215	-£0.190	-£0.192	-£0.155	-£0.158	-£0.142	-£0.145	-£0.111	-£0.113	-£0.080	-£0.082
4	Residential Small site - low density	10	0.37	£0.38	-£0.227	-£0.231	-£0.137	-£0.141	-£0.046	-£0.051	£0.043	£0.038	£0.088	£0.084	£0.169	£0.164	£0.191	£0.187	£0.264	£0.259	£0.336	£0.332
5	Residential Small site - medium density	10	0.32	£0.33	-£0.227	-£0.231	-£0.137	-£0.141	-£0.046	-£0.051	£0.043	£0.038	£0.088	£0.084	£0.169	£0.164	£0.191	£0.187	£0.264	£0.259	£0.336	£0.332
6	Residential Small site - higher density	10	0.30	£0.31	-£0.227	-£0.231	-£0.137	-£0.141	-£0.046	-£0.051	£0.043	£0.038	£0.088	£0.084	£0.169	£0.164	£0.191	£0.187	£0.264	£0.259	£0.336	£0.332
7	Residential Medium site - low density	25	0.93	£0.95	-£0.567	-£0.578	-£0.342	-£0.353	-£0.116	-£0.128	£0.107	£0.096	£0.221	£0.210	£0.422	£0.411	£0.478	£0.466	£0.659	£0.648	£0.840	£0.829
8	Residential Medium site - medium density	25	0.79	£0.82	-£0.567	-£0.578	-£0.342	-£0.353	-£0.116	-£0.128	£0.107	£0.096	£0.221	£0.210	£0.422	£0.411	£0.478	£0.466	£0.659	£0.648	£0.840	£0.829
9	Residential Medium site - higher density	25	0.75	£0.77	-£0.567	-£0.578	-£0.342	-£0.353	-£0.116	-£0.128	£0.107	£0.096	£0.221	£0.210	£0.422	£0.411	£0.478	£0.466	£0.659	£0.648	£0.840	£0.829
10	Residential Medium site - low density	50	1.85	£1.90	-£1.051	-£1.073	-£0.603	-£0.626	-£0.156	-£0.178	£0.286	£0.265	£0.505	£0.483	£0.905	£0.883	£1.008	£0.986	£1.368	£1.346	£1.727	£1.705
11	Residential Medium site - medium density	50	1.59	£1.63	-£1.051	-£1.073	-£0.603	-£0.626	-£0.156	-£0.178	£0.286	£0.265	£0.505	£0.483	£0.905	£0.883	£1.008	£0.986	£1.368	£1.346	£1.727	£1.705
12	Residential Medium site - higher density	50	1.50	£1.54	-£1.051	-£1.073	-£0.603	-£0.626	-£0.156	-£0.178	£0.286	£0.265	£0.719	£0.697	£1.154	£1.132	£1.571	£1.549	£2.001	£1.979	£2.431	£2.409
13	Residential Large site - low density	100	3.70	£3.80	-£2.266	-£2.310	-£1.384	-£1.429	-£0.503	-£0.547	£0.372	£0.329	£0.823	£0.779	£1.604	£1.561	£1.822	£1.779	£2.521	£2.478	£3.219	£3.177
14	Residential Large site - medium density	100	3.17	£3.26	-£2.266	-£2.310	-£1.384	-£1.429	-£0.503	-£0.547	£0.372	£0.329	£0.823	£0.779	£1.604	£1.561	£1.822	£1.779	£2.521	£2.478	£3.219	£3.177
15	Residential Large site - high density	100	3.00	£3.08	-£2.266	-£2.310	-£1.384	-£1.429	-£0.503	-£0.547	£0.372	£0.329	£0.823	£0.779	£1.604	£1.561	£1.822	£1.779	£2.521	£2.478	£3.219	£3.177
16	Residential Large site - low density	200	7.41	£7.61	-£4.684	-£4.771	-£2.972	-£3.059	-£1.270	-£1.356	£0.405	£0.321	£1.298	£1.214	£2.793	£2.710	£3.240	£3.158	£4.575	£4.492	£5.910	£5.827
17	Residential Large site - medium density	200	6.35	£6.52	-£4.684	-£4.771	-£2.972	-£3.059	-£1.270	-£1.356	£0.405	£0.321	£1.298	£1.214	£2.793	£2.710	£3.240	£3.158	£4.575	£4.492	£5.910	£5.827
18	Strategic scale site - low density	500	22.22	£22.82	-£24.533	-£24.743	-£20.285	-£20.496	-£16.038	-£16.248	-£11.791	-£12.001	-£9.680	-£9.890	-£5.831	-£6.038	-£4.847	-£5.054	-£1.455	-£1.659	£1.870	£1.672
19	Strategic scale site - medium density	500	19.05	£19.56	-£24.533	-£24.743	-£20.285	-£20.496	-£16.038	-£16.248	-£11.791	-£12.001	-£9.680	-£9.890	-£5.831	-£6.038	-£4.847	-£5.054	-£1.455	-£1.659	£1.870	£1.672
20	Strategic scale site - low density	750	33.33	£34.24	-£34.082	-£34.381	-£27.985	-£28.284	-£21.888	-£22.187	-£15.791	-£16.090	-£12.827	-£13.124	-£7.481	-£7.766	-£6.163	-£6.445	-£1.530	-£1.808	£2.977	£2.708
21	Strategic scale site - medium density	750	28.57	£29.34	-£34.082	-£34.381	-£27.985	-£28.284	-£21.888	-£22.187	-£15.791	-£16.090	-£12.827	-£13.124	-£7.481	-£7.766	-£6.163	-£6.445	-£1.530	-£1.808	£2.977	£2.708
22	Strategic scale site - medium density	1,500	57.14	£58.69	-£57.277	-£57.806	-£46.256	-£46.786	-£35.236	-£35.766	-£24.284	-£24.793	-£19.453	-£19.937	-£10.819	-£11.269	-£8.815	-£9.261	-£1.504	-£1.937	£5.547	£5.130
23	Strategic scale site - medium density	3,300	145.05	£148.98	-£101.832	-£102.835	-£80.480	-£81.483	-£59.128	-£60.131	-£38.526	-£39.396	-£30.512	-£31.314	-£16.401	-£17.124	-£13.262	-£13.979	-£1.507	-£2.199	£9.790	£9.120
24	Housing for Elderly (C3) - high density	40	0.50	£0.51	-£2.493	-£2.511	-£2.306	-£2.324	-£2.120	-£2.137	-£1.933	-£1.950	-£1.817	-£1.834	-£1.645	-£1.662	-£1.574	-£1.592	-£1.418	-£1.435	-£1.261	-£1.279
25	Housing for Elderly (C3) - high density	60	0.75	£0.77	-£3.762	-£3.788	-£3.484	-£3.510	-£3.206	-£3.232	-£2.928	-£2.954	-£2.752	-£2.778	-£2.496	-£2.522	-£2.388	-£2.414	-£2.154	-£2.181	-£1.921	-£1.947
26	Housing for Elderly (C2) extra care	70	0.87	£0.90	-£4.740	-£4.771	-£4.440	-£4.470	-£4.139	-£4.169	-£3.838	-£3.869	-£3.645	-£3.675	-£3.369	-£3.399	-£3.247	-£3.278	-£2.995	-£3.026	-£2.743	-£2.773
27	Retail (comparison)	-	0.33	£0.34	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637
28	Retail (comparison)	-	0.12	£0.13	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364
29	Retail (comparison)	-	0.83	£0.86	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092
30	Retail (convenience)	-	0.38	£0.39	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264
31	Retail (convenience)	-	1.00	£1.03	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036
32	Retail (convenience)	-	1.00	£1.03	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546
33	Offices	-	0.33	£0.34	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338
34	Offices	-	0.22	£0.23	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423
35	Offices	-	0.21	£0.21	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507
36	Industrial (40% plot ratio)	-	1.00	£1.03	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393
37	Warehousing/logistics (50% plot ratio)	-	1.00	£1.03	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496
38	Warehousing/logistics (60% plot ratio)	-	1.00	£1.03	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599
39	Hotel (75 rooms)	-	0.11	£0.12	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063
40	Hotel (100 rooms)	-	0.11	£0.12	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084
41	Hotel (125 room)	-	0.11	£0.12	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105
42	Hotel (150 rooms)	-	0.68	£0.70	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126
43	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491
44	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491
45	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491
46	Community use	-	0.40	£0.41	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322
47	Community use	-	0.50	£0.51	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152
48	Community use	-	0.60	£0.62	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS)

	Description	No of units	Site area	BLV (£ m)	0% affordable £2,029 psm Baseline	0% affordable £2,029 psm EVC	0% affordable £2,163 psm Baseline	0% affordable £2,163 psm EVC	0% affordable £2,297 psm Baseline	0% affordable £2,297 psm EVC	10% affordable £2,431 psm Baseline	10% affordable £2,431 psm EVC	10% affordable £2,565 psm Baseline	10% affordable £2,565 psm EVC	10% affordable £2,698 psm Baseline	10% affordable £2,698 psm EVC	20% affordable £2,832 psm Baseline	20% affordable £2,832 psm EVC	20% affordable £2,966 psm Baseline	20% affordable £2,966 psm EVC	20% affordable £3,100 psm Baseline	20% affordable £3,100 psm EVC
1	Residential Small site - low density	5	0.19	£0.09	-£0.113	-£0.116	-£0.068	-£0.071	-£0.023	-£0.026	£0.021	£0.019	£0.044	£0.042	£0.084	£0.082	£0.096	£0.093	£0.132	£0.130	£0.168	£0.166
2	Residential Small site - medium density	5	0.16	£0.08	-£0.113	-£0.116	-£0.068	-£0.071	-£0.023	-£0.026	£0.021	£0.019	£0.044	£0.042	£0.084	£0.082	£0.096	£0.093	£0.132	£0.130	£0.168	£0.166
3	Residential Small site - higher density (flats)	5	0.06	£0.03	-£0.328	-£0.330	-£0.290	-£0.292	-£0.251	-£0.254	-£0.213	-£0.215	-£0.190	-£0.192	-£0.155	-£0.158	-£0.142	-£0.145	-£0.111	-£0.113	-£0.080	-£0.082
4	Residential Small site - low density	10	0.37	£0.19	-£0.227	-£0.231	-£0.137	-£0.141	-£0.046	-£0.051	£0.043	£0.038	£0.088	£0.084	£0.169	£0.164	£0.191	£0.187	£0.264	£0.259	£0.336	£0.332
5	Residential Small site - medium density	10	0.32	£0.16	-£0.227	-£0.231	-£0.137	-£0.141	-£0.046	-£0.051	£0.043	£0.038	£0.088	£0.084	£0.169	£0.164	£0.191	£0.187	£0.264	£0.259	£0.336	£0.332
6	Residential Small site - higher density	10	0.30	£0.15	-£0.227	-£0.231	-£0.137	-£0.141	-£0.046	-£0.051	£0.043	£0.038	£0.088	£0.084	£0.169	£0.164	£0.191	£0.187	£0.264	£0.259	£0.336	£0.332
7	Residential Medium site - low density	25	0.93	£0.46	-£0.567	-£0.578	-£0.342	-£0.353	-£0.116	-£0.128	£0.107	£0.096	£0.221	£0.210	£0.422	£0.411	£0.478	£0.466	£0.659	£0.648	£0.840	£0.829
8	Residential Medium site - medium density	25	0.79	£0.40	-£0.567	-£0.578	-£0.342	-£0.353	-£0.116	-£0.128	£0.107	£0.096	£0.221	£0.210	£0.422	£0.411	£0.478	£0.466	£0.659	£0.648	£0.840	£0.829
9	Residential Medium site - higher density	25	0.75	£0.38	-£0.567	-£0.578	-£0.342	-£0.353	-£0.116	-£0.128	£0.107	£0.096	£0.221	£0.210	£0.422	£0.411	£0.478	£0.466	£0.659	£0.648	£0.840	£0.829
10	Residential Medium site - low density	50	1.85	£0.93	-£1.051	-£1.073	-£0.603	-£0.626	-£0.156	-£0.178	£0.286	£0.265	£0.505	£0.483	£0.905	£0.883	£1.008	£0.986	£1.368	£1.346	£1.727	£1.705
11	Residential Medium site - medium density	50	1.59	£0.79	-£1.051	-£1.073	-£0.603	-£0.626	-£0.156	-£0.178	£0.286	£0.265	£0.505	£0.483	£0.905	£0.883	£1.008	£0.986	£1.368	£1.346	£1.727	£1.705
12	Residential Medium site - higher density	50	1.50	£0.75	-£1.051	-£1.073	-£0.603	-£0.626	-£0.156	-£0.178	£0.286	£0.265	£0.719	£0.697	£1.154	£1.132	£1.571	£1.549	£2.001	£1.979	£2.431	£2.409
13	Residential Large site - low density	100	3.70	£1.85	-£2.266	-£2.310	-£1.384	-£1.429	-£0.503	-£0.547	£0.372	£0.329	£0.823	£0.779	£1.604	£1.561	£1.822	£1.779	£2.521	£2.478	£3.219	£3.177
14	Residential Large site - medium density	100	3.17	£1.59	-£2.266	-£2.310	-£1.384	-£1.429	-£0.503	-£0.547	£0.372	£0.329	£0.823	£0.779	£1.604	£1.561	£1.822	£1.779	£2.521	£2.478	£3.219	£3.177
15	Residential Large site - high density	100	3.00	£1.50	-£2.266	-£2.310	-£1.384	-£1.429	-£0.503	-£0.547	£0.372	£0.329	£0.823	£0.779	£1.604	£1.561	£1.822	£1.779	£2.521	£2.478	£3.219	£3.177
16	Residential Large site - low density	200	7.41	£3.70	-£4.684	-£4.771	-£2.972	-£3.059	-£1.270	-£1.356	£0.405	£0.321	£1.298	£1.214	£2.793	£2.710	£3.240	£3.158	£4.575	£4.492	£5.910	£5.827
17	Residential Large site - medium density	200	6.35	£3.17	-£4.684	-£4.771	-£2.972	-£3.059	-£1.270	-£1.356	£0.405	£0.321	£1.298	£1.214	£2.793	£2.710	£3.240	£3.158	£4.575	£4.492	£5.910	£5.827
18	Strategic scale site - low density	500	22.22	£11.11	-£24.533	-£24.743	-£20.285	-£20.496	-£16.038	-£16.248	-£11.791	-£12.001	-£9.680	-£9.890	-£5.831	-£6.038	-£4.847	-£5.054	-£1.455	-£1.659	£1.870	£1.672
19	Strategic scale site - medium density	500	19.05	£9.52	-£24.533	-£24.743	-£20.285	-£20.496	-£16.038	-£16.248	-£11.791	-£12.001	-£9.680	-£9.890	-£5.831	-£6.038	-£4.847	-£5.054	-£1.455	-£1.659	£1.870	£1.672
20	Strategic scale site - low density	750	33.33	£16.67	-£34.082	-£34.381	-£27.985	-£28.284	-£21.888	-£22.187	-£15.791	-£16.090	-£12.827	-£13.124	-£7.481	-£7.766	-£6.163	-£6.445	-£1.530	-£1.808	£2.977	£2.708
21	Strategic scale site - medium density	750	28.57	£14.29	-£34.082	-£34.381	-£27.985	-£28.284	-£21.888	-£22.187	-£15.791	-£16.090	-£12.827	-£13.124	-£7.481	-£7.766	-£6.163	-£6.445	-£1.530	-£1.808	£2.977	£2.708
22	Strategic scale site - medium density	1500	57.14	£28.57	-£57.277	-£57.806	-£46.256	-£46.786	-£35.236	-£35.766	-£24.284	-£24.793	-£19.453	-£19.937	-£10.819	-£11.269	-£8.815	-£9.261	-£1.504	-£1.937	£5.547	£5.130
23	Strategic scale site - medium density	3300	145.05	£72.53	-£101.832	-£102.835	-£80.480	-£81.483	-£59.128	-£60.131	-£38.526	-£39.396	-£30.512	-£31.314	-£16.401	-£17.124	-£13.262	-£13.979	-£1.507	-£2.199	£9.790	£9.120
24	Housing for Elderly (C3) - high density	40	0.50	£0.25	-£2.493	-£2.511	-£2.306	-£2.324	-£2.120	-£2.137	-£1.933	-£1.950	-£1.817	-£1.834	-£1.645	-£1.662	-£1.574	-£1.592	-£1.418	-£1.435	-£1.261	-£1.279
25	Housing for Elderly (C3) - high density	60	0.75	£0.37	-£3.762	-£3.788	-£3.484	-£3.510	-£3.206	-£3.232	-£2.928	-£2.954	-£2.752	-£2.778	-£2.496	-£2.522	-£2.388	-£2.414	-£2.154	-£2.181	-£1.921	-£1.947
26	Housing for Elderly (C2) extra care	70	0.87	£0.44	-£4.740	-£4.771	-£4.440	-£4.470	-£4.139	-£4.169	-£3.838	-£3.869	-£3.645	-£3.675	-£3.369	-£3.399	-£3.247	-£3.278	-£2.995	-£3.026	-£2.743	-£2.773
27	Retail (comparison)	0	0.33	£0.17	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637	£3.637
28	Retail (comparison)	0	0.12	£0.06	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364	£1.364
29	Retail (comparison)	0	0.83	£0.42	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092	£9.092
30	Retail (convenience)	0	0.38	£0.19	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264	£2.264
31	Retail (convenience)	0	1.00	£0.50	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036	£6.036
32	Retail (convenience)	0	1.00	£0.50	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546	£7.546
33	Offices	0	0.33	£0.17	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338	-£4.338
34	Offices	0	0.22	£0.11	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423	-£5.423
35	Offices	0	0.21	£0.10	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507	-£6.507
36	Industrial (40% plot ratio)	0	1.00	£0.50	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393	£0.393
37	Warehousing/logistics (50% plot ratio)	0	1.00	£0.50	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496	£0.496
38	Warehousing/logistics (60% plot ratio)	0	1.00	£0.50	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599	£0.599
39	Hotel (75 rooms)	0	0.11	£0.06	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063	£0.063
40	Hotel (100 rooms)	0	0.11	£0.06	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084	£0.084
41	Hotel (125 room)	0	0.11	£0.06	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105	£0.105
42	Hotel (150 rooms)	0	0.68	£0.34	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126	£0.126
43	Leisure use	0	0.30	£0.15	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491
44	Leisure use	0	0.30	£0.15	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491
45	Leisure use	0	0.30	£0.15	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491	-£2.491
46	Community use	0	0.40	£0.20	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322	-£3.322
47	Community use	0	0.50	£0.25	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152	-£4.152
48	Community use	0	0.60	£0.30	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983	-£4.983

BLV: GREENFIELD (HIGHER)

	Description	No of units	Site area	BLV (£ m)	0% affordable £2,029 psm Baseline	0% affordable £2,029 psm EVC	0% affordable £2,163 psm Baseline	0% affordable £2,163 psm EVC	0% affordable £2,297 psm Baseline	0% affordable £2,297 psm EVC	10% affordable £2,431 psm Baseline	10% affordable £2,431 psm EVC	10% affordable £2,565 psm Baseline	10% affordable £2,565 psm EVC	10% affordable £2,698 psm Baseline	10% affordable £2,698 psm EVC	20% affordable £2,832 psm Baseline	20% affordable £2,832 psm EVC	20% affordable £2,966 psm Baseline	20% affordable £2,966 psm EVC	20% affordable £3,100 psm Baseline	20% affordable £3,100 psm EVC
1	Residential Small site - low density	5	0.19	£0.07	-£0.113	-£0.116	-£0.068	-£0.071	-£0.023	-£0.026	£0.021	£0.019	£0.044	£0.042	£0.084	£0.082	£0.096	£0.093	£0.132	£0.130	£0.168	£0.166
2	Residential Small site - medium density	5	0.16	£0.06	-£0.113	-£0.116	-£0.068	-£0.071	-£0.023	-£0.026	£0.021	£0.019	£0.044	£0.042	£0.084	£0.082	£0.096	£0.093	£0.132	£0.130	£0.168	£0.166
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.328	-£0.330	-£0.290	-£0.292	-£0.251	-£0.254	-£0.213	-£0.215	-£0.190	-£0.192	-£0.155	-£0.158	-£0.142	-£0.145	-£0

Net zero carbon A / X

Sales value (£ psm):

BLV: SECONDARY INDUSTRIAL

	Description	No of units	Site area	BLV (£ m)	0% affordable £2,029 psm Baseline	0% affordable £2,029 psm NZC Sc1	0% affordable £2,163 psm Baseline	0% affordable £2,163 psm NZC Sc1	0% affordable £2,297 psm Baseline	0% affordable £2,297 psm NZC Sc1	10% affordable £2,431 psm Baseline	10% affordable £2,431 psm NZC Sc1	10% affordable £2,565 psm Baseline	10% affordable £2,565 psm NZC Sc1	10% affordable £2,698 psm Baseline	10% affordable £2,698 psm NZC Sc1	20% affordable £2,832 psm Baseline	20% affordable £2,832 psm NZC Sc1	20% affordable £2,966 psm Baseline	20% affordable £2,966 psm NZC Sc1	20% affordable £3,100 psm Baseline	20% affordable £3,100 psm NZC Sc1
1	Residential Small site - low density	5	0.19	£0.19	-£0.113	-£0.136	-£0.068	-£0.090	-£0.023	-£0.045	£0.021	£0.000	£0.044	£0.023	£0.084	£0.063	£0.096	£0.074	£0.132	£0.110	£0.168	£0.147
2	Residential Small site - medium density	5	0.16	£0.16	-£0.113	-£0.136	-£0.068	-£0.090	-£0.023	-£0.045	£0.021	£0.000	£0.044	£0.023	£0.084	£0.063	£0.096	£0.074	£0.132	£0.110	£0.168	£0.147
3	Residential Small site - higher density (flats)	5	0.06	£0.06	-£0.328	-£0.353	-£0.290	-£0.315	-£0.251	-£0.277	-£0.213	-£0.238	-£0.190	-£0.215	-£0.155	-£0.181	-£0.142	-£0.167	-£0.111	-£0.136	-£0.080	-£0.105
4	Residential Small site - low density	10	0.37	£0.38	-£0.227	-£0.271	-£0.137	-£0.181	-£0.046	-£0.091	£0.043	-£0.001	£0.088	£0.045	£0.169	£0.126	£0.191	£0.148	£0.264	£0.221	£0.336	£0.293
5	Residential Small site - medium density	10	0.32	£0.33	-£0.227	-£0.271	-£0.137	-£0.181	-£0.046	-£0.091	£0.043	-£0.001	£0.088	£0.045	£0.169	£0.126	£0.191	£0.148	£0.264	£0.221	£0.336	£0.293
6	Residential Small site - higher density	10	0.30	£0.31	-£0.227	-£0.271	-£0.137	-£0.181	-£0.046	-£0.091	£0.043	-£0.001	£0.088	£0.045	£0.169	£0.126	£0.191	£0.148	£0.264	£0.221	£0.336	£0.293
7	Residential Medium site - low density	25	0.93	£0.95	-£0.567	-£0.678	-£0.342	-£0.452	-£0.116	-£0.227	£0.107	-£0.002	£0.221	£0.113	£0.422	£0.314	£0.478	£0.371	£0.659	£0.552	£0.840	£0.733
8	Residential Medium site - medium density	25	0.79	£0.82	-£0.567	-£0.678	-£0.342	-£0.452	-£0.116	-£0.227	£0.107	-£0.002	£0.221	£0.113	£0.422	£0.314	£0.478	£0.371	£0.659	£0.552	£0.840	£0.733
9	Residential Medium site - higher density	25	0.75	£0.77	-£0.567	-£0.678	-£0.342	-£0.452	-£0.116	-£0.227	£0.107	-£0.002	£0.221	£0.113	£0.422	£0.314	£0.478	£0.371	£0.659	£0.552	£0.840	£0.733
10	Residential Medium site - low density	50	1.85	£1.90	-£1.051	-£1.269	-£0.603	-£0.821	-£0.156	-£0.374	£0.286	£0.072	£0.505	£0.293	£0.905	£0.692	£1.008	£0.798	£1.368	£1.157	£1.727	£1.517
11	Residential Medium site - medium density	50	1.59	£1.63	-£1.051	-£1.269	-£0.603	-£0.821	-£0.156	-£0.374	£0.286	£0.072	£0.505	£0.293	£0.905	£0.692	£1.008	£0.798	£1.368	£1.157	£1.727	£1.517
12	Residential Medium site - higher density	50	1.50	£1.54	-£1.051	-£1.269	-£0.603	-£0.821	-£0.156	-£0.374	£0.286	£0.072	£0.719	£0.507	£1.154	£0.942	£1.571	£1.361	£2.001	£1.791	£2.431	£2.222
13	Residential Large site - low density	100	3.70	£3.80	-£2.266	-£2.700	-£1.384	-£1.819	-£0.503	-£0.938	£0.372	-£0.056	£0.823	£0.400	£1.604	£1.187	£1.822	£1.409	£2.521	£2.108	£3.219	£2.807
14	Residential Large site - medium density	100	3.17	£3.26	-£2.266	-£2.700	-£1.384	-£1.819	-£0.503	-£0.938	£0.372	-£0.056	£0.823	£0.400	£1.604	£1.187	£1.822	£1.409	£2.521	£2.108	£3.219	£2.807
15	Residential Large site - high density	100	3.00	£3.08	-£2.266	-£2.700	-£1.384	-£1.819	-£0.503	-£0.938	£0.372	-£0.056	£0.823	£0.400	£1.604	£1.187	£1.822	£1.409	£2.521	£2.108	£3.219	£2.807
16	Residential Large site - low density	200	7.41	£7.61	-£4.684	-£5.536	-£2.972	-£3.824	-£1.270	-£2.113	£0.405	-£0.426	£1.298	£0.481	£2.793	£1.985	£3.240	£2.445	£4.575	£3.779	£5.910	£5.114
17	Residential Large site - medium density	200	6.35	£6.52	-£4.684	-£5.536	-£2.972	-£3.824	-£1.270	-£2.113	£0.405	-£0.426	£1.298	£0.481	£2.793	£1.985	£3.240	£2.445	£4.575	£3.779	£5.910	£5.114
18	Strategic scale site - low density	500	22.22	£22.82	-£24.533	-£26.594	-£20.285	-£22.347	-£16.038	-£18.100	-£11.791	-£13.852	-£9.680	-£11.721	-£5.831	-£7.865	-£4.847	-£6.846	-£1.455	-£3.423	£1.870	-£0.054
19	Strategic scale site - medium density	500	19.05	£19.56	-£24.533	-£26.594	-£20.285	-£22.347	-£16.038	-£18.100	-£11.791	-£13.852	-£9.680	-£11.721	-£5.831	-£7.865	-£4.847	-£6.846	-£1.455	-£3.423	£1.870	-£0.054
20	Strategic scale site - low density	750	33.33	£34.24	-£34.082	-£37.013	-£27.985	-£30.916	-£21.888	-£24.820	-£15.791	-£18.723	-£12.827	-£15.727	-£7.481	-£10.267	-£6.163	-£8.900	-£1.530	-£4.202	£2.977	£0.382
21	Strategic scale site - medium density	750	28.57	£29.34	-£34.082	-£37.013	-£27.985	-£30.916	-£21.888	-£24.820	-£15.791	-£18.723	-£12.827	-£15.727	-£7.481	-£10.267	-£6.163	-£8.900	-£1.530	-£4.202	£2.977	£0.382
22	Strategic scale site - medium density	1,500	57.14	£58.69	-£57.277	-£62.468	-£46.256	-£51.448	-£35.236	-£40.427	-£24.284	-£29.407	-£19.453	-£24.272	-£10.819	-£15.245	-£8.815	-£13.148	-£1.504	-£5.691	£5.547	£1.512
23	Strategic scale site - medium density	3,300	145.05	£148.98	-£101.832	-£111.660	-£80.480	-£90.308	-£59.128	-£68.955	-£38.526	-£47.603	-£30.512	-£38.612	-£16.401	-£23.544	-£13.262	-£20.236	-£1.507	-£8.198	£9.790	£3.343
24	Housing for Elderly (C3) - high density	40	0.50	£0.51	-£2.493	-£2.640	-£2.306	-£2.453	-£2.120	-£2.266	-£1.933	-£2.079	-£1.817	-£1.964	-£1.645	-£1.792	-£1.574	-£1.721	-£1.418	-£1.565	-£1.261	-£1.408
25	Housing for Elderly (C3) - high density	60	0.75	£0.77	-£3.762	-£3.982	-£3.484	-£3.704	-£3.206	-£3.426	-£2.928	-£3.148	-£2.752	-£2.972	-£2.496	-£2.716	-£2.388	-£2.608	-£2.154	-£2.374	-£1.921	-£2.141
26	Housing for Elderly (C2) extra care	70	0.87	£0.90	-£4.740	-£4.996	-£4.440	-£4.696	-£4.139	-£4.395	-£3.838	-£4.095	-£3.645	-£3.901	-£3.369	-£3.625	-£3.247	-£3.504	-£2.995	-£3.252	-£2.743	-£2.999
27	Retail (comparison)	-	0.33	£0.34	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500
28	Retail (comparison)	-	0.12	£0.13	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312
29	Retail (comparison)	-	0.83	£0.86	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749
30	Retail (convenience)	-	0.38	£0.39	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200
31	Retail (convenience)	-	1.00	£1.03	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866
32	Retail (convenience)	-	1.00	£1.03	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333
33	Offices	-	0.33	£0.34	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614
34	Offices	-	0.22	£0.23	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768
35	Offices	-	0.21	£0.21	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921
36	Industrial (40% plot ratio)	-	1.00	£1.03	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304
37	Warehousing/logistics (50% plot ratio)	-	1.00	£1.03	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385
38	Warehousing/logistics (60% plot ratio)	-	1.00	£1.03	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466
39	Hotel (75 rooms)	-	0.11	£0.12	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083
40	Hotel (100 rooms)	-	0.11	£0.12	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111
41	Hotel (125 room)	-	0.11	£0.12	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139
42	Hotel (150 rooms)	-	0.68	£0.70	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166
43	Leisure use	-	0.30	£0.31	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604
44	Leisure use	-	0.30	£0.31	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604
45	Leisure use	-	0.30	£0.31	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604
46	Community use	-	0.40	£0.41	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473
47	Community use	-	0.50	£0.51	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341
48	Community use	-	0.60	£0.62	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS)

	Description	No of units	Site area	BLV (£ m)	0% affordable £2,029 psm Baseline	0% affordable £2,029 psm NZC Sc1	0% affordable £2,163 psm Baseline	0% affordable £2,163 psm NZC Sc1	0% affordable £2,297 psm Baseline	0% affordable £2,297 psm NZC Sc1	10% affordable £2,431 psm Baseline	10% affordable £2,431 psm NZC Sc1	10% affordable £2,565 psm Baseline	10% affordable £2,565 psm NZC Sc1	10% affordable £2,698 psm Baseline	10% affordable £2,698 psm NZC Sc1	20% affordable £2,832 psm Baseline	20% affordable £2,832 psm NZC Sc1	20% affordable £2,966 psm Baseline	20% affordable £2,966 psm NZC Sc1	20% affordable £3,100 psm Baseline	20% affordable £3,100 psm NZC Sc1
1	Residential Small site - low density	5	0.19	£0.09	-£0.113	-£0.136	-£0.068	-£0.090	-£0.023	-£0.045	£0.021	£0.000	£0.044	£0.023	£0.084	£0.063	£0.096	£0.074	£0.132	£0.110	£0.168	£0.147
2	Residential Small site - medium density	5	0.16	£0.08	-£0.113	-£0.136	-£0.068	-£0.090	-£0.023	-£0.045	£0.021	£0.000	£0.044	£0.023	£0.084	£0.063	£0.096	£0.074	£0.132	£0.110	£0.168	£0.147
3	Residential Small site - higher density (flats)	5	0.06	£0.03	-£0.328	-£0.353	-£0.290	-£0.315	-£0.251	-£0.277	-£0.213	-£0.238	-£0.190	-£0.215	-£0.155	-£0.181	-£0.142	-£0.167	-£0.111	-£0.136	-£0.080	-£0.105
4	Residential Small site - low density	10	0.37	£0.19	-£0.227	-£0.271	-£0.137	-£0.181	-£0.046	-£0.091	£0.043	-£0.001	£0.088	£0.045	£0.169	£0.126	£0.191	£0.148	£0.264	£0.221	£0.336	£0.293
5	Residential Small site - medium density	10	0.32	£0.16	-£0.227	-£0.271	-£0.137	-£0.181	-£0.046	-£0.091	£0.043	-£0.001	£0.088	£0.045	£0.169	£0.126	£0.191	£0.148	£0.264	£0.221	£0.336	£0.293
6	Residential Small site - higher density	10	0.30	£0.15	-£0.227	-£0.271	-£0.137	-£0.181	-£0.046	-£0.091	£0.043	-£0.001	£0.088	£0.045	£0.169	£0.126	£0.191	£0.148	£0.264	£0.221	£0.336	£0.293
7	Residential Medium site - low density	25	0.93	£0.46	-£0.567	-£0.678	-£0.342	-£0.452	-£0.116	-£0.227	£0.107	-£0.002	£0.221	£0.113	£0.422	£0.314	£0.478	£0.371	£0.659	£0.552	£0.840	£0.733
8	Residential Medium site - medium density	25	0.79	£0.40	-£0.567	-£0.678	-£0.342	-£0.452	-£0.116	-£0.227	£0.107	-£0.002	£0.221	£0.113	£0.422	£0.314	£0.478	£0.371	£0.659	£0.552	£0.840	£0.733
9	Residential Medium site - higher density	25	0.75	£0.38	-£0.567	-£0.678	-£0.342	-£0.452	-£0.116	-£0.227	£0.107	-£0.002	£0.221	£0.113	£0.422	£0.314	£0.478	£0.371	£0.659	£0.552	£0.840	£0.733
10	Residential Medium site - low density	50	1.85	£0.93	-£1.051	-£1.269	-£0.603	-£0.821	-£0.156	-£0.374	£0.286	£0.072	£0.505	£0.293	£0.905	£0.692	£1.008	£0.798	£1.368	£1.157	£1.727	£1.517
11	Residential Medium site - medium density	50	1.59	£0.79	-£1.051	-£1.269	-£0.603	-£0.821	-£0.156	-£0.374	£0.286	£0.072	£0.505	£0.293	£0.905	£0.692	£1.008	£0.798	£1.368	£1.157	£1.727	£1.517
12	Residential Medium site - higher density	50	1.50	£0.75	-£1.051	-£1.269	-£0.603	-£0.821	-£0.156	-£0.374	£0.286	£0.072	£0.719	£0.507	£1.154	£0.942	£1.571	£1.361	£2.001	£1.791	£2.431	£2.222
13	Residential Large site - low density	100	3.70	£1.85	-£2.266	-£2.700	-£1.384	-£1.819	-£0.503	-£0.938	£0.372	-£0.056	£0.823	£0.400	£1.604	£1.187	£1.822	£1.409	£2.521	£2.108	£3.219	£2.807
14	Residential Large site - medium density	100	3.17	£1.59	-£2.266	-£2.700	-£1.384	-£1.819	-£0.503	-£0.938	£0.372	-£0.056	£0.823	£0.400	£1.604	£1.187	£1.822	£1.409	£2.521	£2.108	£3.219	£2.807
15	Residential Large site - high density	100	3.00	£1.50	-£2.266	-£2.700	-£1.384	-£1.819	-£0.503	-£0.938	£0.372	-£0.056	£0.823	£0.400	£1.604	£1.187	£1.822	£1.409	£2.521	£2.108	£3.219	£2.807
16	Residential Large site - low density	200	7.41	£3.70	-£4.684	-£5.536	-£2.972	-£3.824	-£1.270	-£2.113	£0.405	-£0.426	£1.298	£0.481	£2.793	£1.985	£3.240	£2.445	£4.575	£3.779	£5.910	£5.114
17	Residential Large site - medium density	200	6.35	£3.17	-£4.684	-£5.536	-£2.972	-£3.824	-£1.270	-£2.113	£0.405	-£0.426	£1.298	£0.481	£2.793	£1.985	£3.240	£2.445	£4.575	£3.779	£5.910	£5.114
18	Strategic scale site - low density	500	22.22	£11.11	-£24.533	-£26.594	-£20.285	-£22.347	-£16.038	-£18.100	-£11.791	-£13.852	-£9.680	-£11.721	-£5.831	-£7.865	-£4.847	-£6.846	-£1.455	-£3.423	£1.870	-£0.054
19	Strategic scale site - medium density	500	19.05	£9.52	-£24.533	-£26.594	-£20.285	-£22.347	-£16.038	-£18.100	-£11.791	-£13.852	-£9.680	-£11.721	-£5.831	-£7.865	-£4.847	-£6.846	-£1.455	-£3.423	£1.870	-£0.054
20	Strategic scale site - low density	750	33.33	£16.67	-£34.082	-£37.013	-£27.985	-£30.916	-£21.888	-£24.820	-£15.791	-£18.723	-£12.827	-£15.727	-£7.481	-£10.267	-£6.163	-£8.900	-£1.530	-£4.202	£2.977	£0.382
21	Strategic scale site - medium density	750	28.57	£14.29	-£34.082	-£37.013	-£27.985	-£30.916	-£21.888	-£24.820	-£15.791	-£18.723	-£12.827	-£15.727	-£7.481	-£10.267	-£6.163	-£8.900	-£1.530	-£4.202	£2.977	£0.382
22	Strategic scale site - medium density	1500	57.14	£28.57	-£57.277	-£62.468	-£46.256	-£51.448	-£35.236	-£40.427	-£24.284	-£29.407	-£19.453	-£24.272	-£10.819	-£15.245	-£8.815	-£13.148	-£1.504	-£5.691	£5.547	£1.512
23	Strategic scale site - medium density	3300	145.05	£72.53	-£101.832	-£111.660	-£80.480	-£90.308	-£59.128	-£68.955	-£38.526	-£47.603	-£30.512	-£38.612	-£16.401	-£23.544	-£13.262	-£20.236	-£1.507	-£8.198	£9.790	£3.343
24	Housing for Elderly (C3) - high density	40	0.50	£0.25	-£2.493	-£2.640	-£2.306	-£2.453	-£2.120	-£2.266	-£1.933	-£2.079	-£1.817	-£1.964	-£1.645	-£1.792	-£1.574	-£1.721	-£1.418	-£1.565	-£1.261	-£1.408
25	Housing for Elderly (C3) - high density	60	0.75	£0.37	-£3.762	-£3.982	-£3.484	-£3.704	-£3.206	-£3.426	-£2.928	-£3.148	-£2.752	-£2.972	-£2.496	-£2.716	-£2.388	-£2.608	-£2.154	-£2.374	-£1.921	-£2.141
26	Housing for Elderly (C2) extra care	70	0.87	£0.44	-£4.740	-£4.996	-£4.440	-£4.696	-£4.139	-£4.395	-£3.838	-£4.095	-£3.645	-£3.901	-£3.369	-£3.625	-£3.247	-£3.504	-£2.995	-£3.252	-£2.743	-£2.999
27	Retail (comparison)	0	0.33	£0.17	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500	£3.637	£3.500
28	Retail (comparison)	0	0.12	£0.06	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312	£1.364	£1.312
29	Retail (comparison)	0	0.83	£0.42	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749	£9.092	£8.749
30	Retail (convenience)	0	0.38	£0.19	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200	£2.264	£2.200
31	Retail (convenience)	0	1.00	£0.50	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866	£6.036	£5.866
32	Retail (convenience)	0	1.00	£0.50	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333	£7.546	£7.333
33	Offices	0	0.33	£0.17	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614	-£4.338	-£4.614
34	Offices	0	0.22	£0.11	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768	-£5.423	-£5.768
35	Offices	0	0.21	£0.10	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921	-£6.507	-£6.921
36	Industrial (40% plot ratio)	0	1.00	£0.50	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304	£0.393	£0.304
37	Warehousing/logistics (50% plot ratio)	0	1.00	£0.50	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385	£0.496	£0.385
38	Warehousing/logistics (60% plot ratio)	0	1.00	£0.50	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466	£0.599	£0.466
39	Hotel (75 rooms)	0	0.11	£0.06	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083	£0.063	-£0.083
40	Hotel (100 rooms)	0	0.11	£0.06	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111	£0.084	-£0.111
41	Hotel (125 room)	0	0.11	£0.06	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139	£0.105	-£0.139
42	Hotel (150 rooms)	0	0.68	£0.34	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166	£0.126	-£0.166
43	Leisure use	0	0.30	£0.15	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604
44	Leisure use	0	0.30	£0.15	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604
45	Leisure use	0	0.30	£0.15	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604	-£2.491	-£2.604
46	Community use	0	0.40	£0.20	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473	-£3.322	-£3.473
47	Community use	0	0.50	£0.25	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341	-£4.152	-£4.341
48	Community use	0	0.60	£0.30	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209	-£4.983	-£5.209

BLV: GREENFIELD (HIGHER)

	Description	No of units		BLV (£ m)	0% affordable £2,029 psm Baseline	0% affordable £2,029 psm NZC Sc1	0% affordable £2,163 psm Baseline	0% affordable £2,163 psm NZC Sc1	0% affordable £2,297 psm Baseline	0% affordable £2,297 psm NZC Sc1	10% affordable £2,431 psm Baseline	10% affordable £2,431 psm NZC Sc1	10% affordable £2,565 psm Baseline	10% affordable £2,565 psm NZC Sc1	10% affordable £2,698 psm Baseline	10% affordable £2,698 psm NZC Sc1	20% affordable £2,832 psm Baseline	20% affordable £2,832 psm NZC Sc1	20% affordable £2,966 psm Baseline	20% affordable £2,966 psm NZC Sc1	20% affordable £3,100 psm Baseline	20% affordable £3,100 psm NZC Sc1
1	Residential Small site - low density	5	0.19	£0.07	-£0.113	-£0.136	-£0.068	-£0.090	-£0.023	-£0.045	£0.021	£0.000	£0.044	£0.023	£0.084	£0.063	£0.096	£0.074	£0.132	£0.110	£0.168	£0.147
2	Residential Small site - medium density	5	0.16	£0.06	-£0.113	-£0.136	-£0.068	-£

Net zero carbon B / Y

Sales value (£ psm):

BLV: SECONDARY INDUSTRIAL

	Description	No of units	Site area	BLV (£ m)	0% affordable £2,029 psm		0% affordable £2,163 psm		0% affordable £2,297 psm		10% affordable £2,431 psm		10% affordable £2,565 psm		10% affordable £2,698 psm		20% affordable £2,832 psm		20% affordable £2,966 psm		20% affordable £3,100 psm	
					Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1
1	Residential Small site - low density	5	0.19	£0.19	-£0.113	-£0.150	-£0.068	-£0.105	-£0.023	-£0.060	£0.021	-£0.015	£0.044	£0.008	£0.084	£0.048	£0.096	£0.060	£0.132	£0.096	£0.168	£0.132
2	Residential Small site - medium density	5	0.16	£0.16	-£0.113	-£0.150	-£0.068	-£0.105	-£0.023	-£0.060	£0.021	-£0.015	£0.044	£0.008	£0.084	£0.048	£0.096	£0.060	£0.132	£0.096	£0.168	£0.132
3	Residential Small site - higher density (flats)	5	0.06	£0.06	-£0.328	-£0.370	-£0.290	-£0.332	-£0.251	-£0.294	-£0.213	-£0.256	-£0.190	-£0.232	-£0.155	-£0.197	-£0.142	-£0.184	-£0.111	-£0.153	-£0.080	-£0.121
4	Residential Small site - low density	10	0.37	£0.38	-£0.227	-£0.301	-£0.137	-£0.211	-£0.046	-£0.120	£0.043	-£0.030	£0.088	£0.016	£0.169	£0.097	£0.191	£0.120	£0.264	£0.192	£0.336	£0.265
5	Residential Small site - medium density	10	0.32	£0.33	-£0.227	-£0.301	-£0.137	-£0.211	-£0.046	-£0.120	£0.043	-£0.030	£0.088	£0.016	£0.169	£0.097	£0.191	£0.120	£0.264	£0.192	£0.336	£0.265
6	Residential Small site - higher density	10	0.30	£0.31	-£0.227	-£0.301	-£0.137	-£0.211	-£0.046	-£0.120	£0.043	-£0.030	£0.088	£0.016	£0.169	£0.097	£0.191	£0.120	£0.264	£0.192	£0.336	£0.265
7	Residential Medium site - low density	25	0.93	£0.95	-£0.567	-£0.752	-£0.342	-£0.526	-£0.116	-£0.301	£0.107	-£0.076	£0.221	£0.041	£0.422	£0.242	£0.478	£0.299	£0.659	£0.481	£0.840	£0.662
8	Residential Medium site - medium density	25	0.79	£0.82	-£0.567	-£0.752	-£0.342	-£0.526	-£0.116	-£0.301	£0.107	-£0.076	£0.221	£0.041	£0.422	£0.242	£0.478	£0.299	£0.659	£0.481	£0.840	£0.662
9	Residential Medium site - higher density	25	0.75	£0.77	-£0.567	-£0.752	-£0.342	-£0.526	-£0.116	-£0.301	£0.107	-£0.076	£0.221	£0.041	£0.422	£0.242	£0.478	£0.299	£0.659	£0.481	£0.840	£0.662
10	Residential Medium site - low density	50	1.85	£1.90	-£1.051	-£1.414	-£0.603	-£0.967	-£0.156	-£0.519	£0.286	-£0.072	£0.505	£0.151	£0.905	£0.551	£1.008	£0.658	£1.368	£1.017	£1.727	£1.377
11	Residential Medium site - medium density	50	1.59	£1.63	-£1.051	-£1.414	-£0.603	-£0.967	-£0.156	-£0.519	£0.286	-£0.072	£0.505	£0.151	£0.905	£0.551	£1.008	£0.658	£1.368	£1.017	£1.727	£1.377
12	Residential Medium site - higher density	50	1.50	£1.54	-£1.051	-£1.414	-£0.603	-£0.967	-£0.156	-£0.519	£0.286	-£0.072	£0.719	£0.365	£1.154	£0.801	£1.571	£1.222	£2.001	£1.652	£2.431	£2.082
13	Residential Large site - low density	100	3.70	£3.80	-£2.266	-£2.990	-£1.384	-£2.109	-£0.503	-£1.227	£0.372	-£0.346	£0.823	£0.117	£1.604	£0.905	£1.822	£1.134	£2.521	£1.833	£3.219	£2.532
14	Residential Large site - medium density	100	3.17	£3.26	-£2.266	-£2.990	-£1.384	-£2.109	-£0.503	-£1.227	£0.372	-£0.346	£0.823	£0.117	£1.604	£0.905	£1.822	£1.134	£2.521	£1.833	£3.219	£2.532
15	Residential Large site - high density	100	3.00	£3.08	-£2.266	-£2.990	-£1.384	-£2.109	-£0.503	-£1.227	£0.372	-£0.346	£0.823	£0.117	£1.604	£0.905	£1.822	£1.134	£2.521	£1.833	£3.219	£2.532
16	Residential Large site - low density	200	7.41	£7.61	-£4.684	-£6.104	-£2.972	-£4.392	-£1.270	-£2.681	£0.405	-£0.985	£1.298	-£0.064	£2.793	£1.440	£3.240	£1.914	£4.575	£3.249	£5.910	£4.584
17	Residential Large site - medium density	200	6.35	£6.52	-£4.684	-£6.104	-£2.972	-£4.392	-£1.270	-£2.681	£0.405	-£0.985	£1.298	-£0.064	£2.793	£1.440	£3.240	£1.914	£4.575	£3.249	£5.910	£4.584
18	Strategic scale site - low density	500	22.22	£22.82	-£24.533	-£27.968	-£20.285	-£23.721	-£16.038	-£19.474	-£11.791	-£15.227	-£9.680	-£13.082	-£5.831	-£9.226	-£4.847	-£8.193	-£1.455	-£4.748	£1.870	-£1.359
19	Strategic scale site - medium density	500	19.05	£19.56	-£24.533	-£27.968	-£20.285	-£23.721	-£16.038	-£19.474	-£11.791	-£15.227	-£9.680	-£13.082	-£5.831	-£9.226	-£4.847	-£8.193	-£1.455	-£4.748	£1.870	-£1.359
20	Strategic scale site - low density	750	33.33	£34.24	-£34.082	-£38.968	-£27.985	-£32.871	-£21.888	-£26.774	-£15.791	-£20.677	-£12.827	-£17.662	-£7.481	-£12.152	-£6.163	-£10.755	-£1.530	-£6.006	£2.977	-£1.377
21	Strategic scale site - medium density	750	28.57	£29.34	-£34.082	-£38.968	-£27.985	-£32.871	-£21.888	-£26.774	-£15.791	-£20.677	-£12.827	-£17.662	-£7.481	-£12.152	-£6.163	-£10.755	-£1.530	-£6.006	£2.977	-£1.377
22	Strategic scale site - medium density	1,500	57.14	£58.69	-£57.277	-£65.929	-£46.256	-£54.908	-£35.236	-£43.888	-£24.284	-£32.868	-£19.453	-£27.663	-£10.819	-£18.271	-£8.815	-£16.106	-£1.504	-£8.518	£5.547	-£1.222
23	Strategic scale site - medium density	3,300	145.05	£148.98	-£101.832	-£118.211	-£80.480	-£96.859	-£59.128	-£75.507	-£38.526	-£54.155	-£30.512	-£44.597	-£16.401	-£28.471	-£13.262	-£25.030	-£1.507	-£12.730	£9.790	-£1.006
24	Housing for Elderly (C3) - high density	40	0.50	£0.51	-£2.493	-£2.738	-£2.306	-£2.551	-£2.120	-£2.364	-£1.933	-£2.177	-£1.817	-£2.061	-£1.645	-£1.890	-£1.574	-£1.819	-£1.418	-£1.662	-£1.261	-£1.506
25	Housing for Elderly (C3) - high density	60	0.75	£0.77	-£3.762	-£4.128	-£3.484	-£3.850	-£3.206	-£3.572	-£2.928	-£3.294	-£2.752	-£3.118	-£2.496	-£2.863	-£2.388	-£2.754	-£2.154	-£2.521	-£1.921	-£2.288
26	Housing for Elderly (C2) extra care	70	0.87	£0.90	-£4.740	-£5.167	-£4.440	-£4.867	-£4.139	-£4.566	-£3.838	-£4.265	-£3.645	-£4.072	-£3.369	-£3.796	-£3.247	-£3.675	-£2.995	-£3.423	-£2.743	-£3.170
27	Retail (comparison)	-	0.33	£0.34	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408
28	Retail (comparison)	-	0.12	£0.13	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278
29	Retail (comparison)	-	0.83	£0.86	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520
30	Retail (convenience)	-	0.38	£0.39	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157
31	Retail (convenience)	-	1.00	£1.03	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753
32	Retail (convenience)	-	1.00	£1.03	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191
33	Offices	-	0.33	£0.34	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798
34	Offices	-	0.22	£0.23	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998
35	Offices	-	0.21	£0.21	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198
36	Industrial (40% plot ratio)	-	1.00	£1.03	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245
37	Warehousing/logistics (50% plot ratio)	-	1.00	£1.03	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311
38	Warehousing/logistics (60% plot ratio)	-	1.00	£1.03	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378
39	Hotel (75 rooms)	-	0.11	£0.12	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181
40	Hotel (100 rooms)	-	0.11	£0.12	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242
41	Hotel (125 room)	-	0.11	£0.12	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302
42	Hotel (150 rooms)	-	0.68	£0.70	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363
43	Leisure use	-	0.30	£0.31	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680
44	Leisure use	-	0.30	£0.31	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680
45	Leisure use	-	0.30	£0.31	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680
46	Community use	-	0.40	£0.41	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573
47	Community use	-	0.50	£0.51	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466
48	Community use	-	0.60	£0.62	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS)

	Description	No of units	Site area	BLV (£ m)	0% affordable £2,029 psm		0% affordable £2,163 psm		0% affordable £2,297 psm		10% affordable £2,431 psm		10% affordable £2,565 psm		10% affordable £2,698 psm		20% affordable £2,832 psm		20% affordable £2,966 psm		20% affordable £3,100 psm	
					Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1
1	Residential Small site - low density	5	0.19	£0.09	-£0.113	-£0.150	-£0.068	-£0.105	-£0.023	-£0.060	£0.021	-£0.015	£0.044	£0.008	£0.084	£0.048	£0.096	£0.060	£0.132	£0.096	£0.168	£0.132
2	Residential Small site - medium density	5	0.16	£0.08	-£0.113	-£0.150	-£0.068	-£0.105	-£0.023	-£0.060	£0.021	-£0.015	£0.044	£0.008	£0.084	£0.048	£0.096	£0.060	£0.132	£0.096	£0.168	£0.132
3	Residential Small site - higher density (flats)	5	0.06	£0.03	-£0.328	-£0.370	-£0.290	-£0.332	-£0.251	-£0.294	-£0.213	-£0.256	-£0.190	-£0.232	-£0.155	-£0.197	-£0.142	-£0.184	-£0.111	-£0.153	-£0.080	-£0.121
4	Residential Small site - low density	10	0.37	£0.19	-£0.227	-£0.301	-£0.137	-£0.211	-£0.046	-£0.120	£0.043	-£0.030	£0.088	£0.016	£0.169	£0.097	£0.191	£0.120	£0.264	£0.192	£0.336	£0.265
5	Residential Small site - medium density	10	0.32	£0.16	-£0.227	-£0.301	-£0.137	-£0.211	-£0.046	-£0.120	£0.043	-£0.030	£0.088	£0.016	£0.169	£0.097	£0.191	£0.120	£0.264	£0.192	£0.336	£0.265
6	Residential Small site - higher density	10	0.30	£0.15	-£0.227	-£0.301	-£0.137	-£0.211	-£0.046	-£0.120	£0.043	-£0.030	£0.088	£0.016	£0.169	£0.097	£0.191	£0.120	£0.264	£0.192	£0.336	£0.265
7	Residential Medium site - low density	25	0.93	£0.46	-£0.567	-£0.752	-£0.342	-£0.526	-£0.116	-£0.301	£0.107	-£0.076	£0.221	£0.041	£0.422	£0.242	£0.478	£0.299	£0.659	£0.481	£0.840	£0.662
8	Residential Medium site - medium density	25	0.79	£0.40	-£0.567	-£0.752	-£0.342	-£0.526	-£0.116	-£0.301	£0.107	-£0.076	£0.221	£0.041	£0.422	£0.242	£0.478	£0.299	£0.659	£0.481	£0.840	£0.662
9	Residential Medium site - higher density	25	0.75	£0.38	-£0.567	-£0.752	-£0.342	-£0.526	-£0.116	-£0.301	£0.107	-£0.076	£0.221	£0.041	£0.422	£0.242	£0.478	£0.299	£0.659	£0.481	£0.840	£0.662
10	Residential Medium site - low density	50	1.85	£0.93	-£1.051	-£1.414	-£0.603	-£0.967	-£0.156	-£0.519	£0.286	-£0.072	£0.505	£0.151	£0.905	£0.551	£1.008	£0.658	£1.368	£1.017	£1.727	£1.377
11	Residential Medium site - medium density	50	1.59	£0.79	-£1.051	-£1.414	-£0.603	-£0.967	-£0.156	-£0.519	£0.286	-£0.072	£0.505	£0.151	£0.905	£0.551	£1.008	£0.658	£1.368	£1.017	£1.727	£1.377
12	Residential Medium site - higher density	50	1.50	£0.75	-£1.051	-£1.414	-£0.603	-£0.967	-£0.156	-£0.519	£0.286	-£0.072	£0.719	£0.365	£1.154	£0.801	£1.571	£1.222	£2.001	£1.652	£2.431	£2.082
13	Residential Large site - low density	100	3.70	£1.85	-£2.266	-£2.990	-£1.384	-£2.109	-£0.503	-£1.227	£0.372	-£0.346	£0.823	£0.117	£1.604	£0.905	£1.822	£1.134	£2.521	£1.833	£3.219	£2.532
14	Residential Large site - medium density	100	3.17	£1.59	-£2.266	-£2.990	-£1.384	-£2.109	-£0.503	-£1.227	£0.372	-£0.346	£0.823	£0.117	£1.604	£0.905	£1.822	£1.134	£2.521	£1.833	£3.219	£2.532
15	Residential Large site - high density	100	3.00	£1.50	-£2.266	-£2.990	-£1.384	-£2.109	-£0.503	-£1.227	£0.372	-£0.346	£0.823	£0.117	£1.604	£0.905	£1.822	£1.134	£2.521	£1.833	£3.219	£2.532
16	Residential Large site - low density	200	7.41	£3.70	-£4.684	-£6.104	-£2.972	-£4.392	-£1.270	-£2.681	£0.405	-£0.985	£1.298	-£0.064	£2.793	£1.440	£3.240	£1.914	£4.575	£3.249	£5.910	£4.584
17	Residential Large site - medium density	200	6.35	£3.17	-£4.684	-£6.104	-£2.972	-£4.392	-£1.270	-£2.681	£0.405	-£0.985	£1.298	-£0.064	£2.793	£1.440	£3.240	£1.914	£4.575	£3.249	£5.910	£4.584
18	Strategic scale site - low density	500	22.22	£11.11	-£24.533	-£27.968	-£20.285	-£23.721	-£16.038	-£19.474	-£11.791	-£15.227	-£9.680	-£13.082	-£5.831	-£9.226	-£4.847	-£8.193	-£1.455	-£4.748	£1.870	-£1.359
19	Strategic scale site - medium density	500	19.05	£9.52	-£24.533	-£27.968	-£20.285	-£23.721	-£16.038	-£19.474	-£11.791	-£15.227	-£9.680	-£13.082	-£5.831	-£9.226	-£4.847	-£8.193	-£1.455	-£4.748	£1.870	-£1.359
20	Strategic scale site - low density	750	33.33	£16.67	-£34.082	-£38.968	-£27.985	-£32.871	-£21.888	-£26.774	-£15.791	-£20.677	-£12.827	-£17.662	-£7.481	-£12.152	-£6.163	-£10.755	-£1.530	-£6.006	£2.977	-£1.377
21	Strategic scale site - medium density	750	28.57	£14.29	-£34.082	-£38.968	-£27.985	-£32.871	-£21.888	-£26.774	-£15.791	-£20.677	-£12.827	-£17.662	-£7.481	-£12.152	-£6.163	-£10.755	-£1.530	-£6.006	£2.977	-£1.377
22	Strategic scale site - medium density	1500	57.14	£28.57	-£57.277	-£65.929	-£46.256	-£54.908	-£35.236	-£43.888	-£24.284	-£32.868	-£19.453	-£27.663	-£10.819	-£18.271	-£8.815	-£16.106	-£1.504	-£8.518	£5.547	-£1.222
23	Strategic scale site - medium density	3300	145.05	£72.53	-£101.832	-£118.211	-£80.480	-£96.859	-£59.128	-£75.507	-£38.526	-£54.155	-£30.512	-£44.597	-£16.401	-£28.471	-£13.262	-£25.030	-£1.507	-£12.730	£9.790	-£1.006
24	Housing for Elderly (C3) - high density	40	0.50	£0.25	-£2.493	-£2.738	-£2.306	-£2.551	-£2.120	-£2.364	-£1.933	-£2.177	-£1.817	-£2.061	-£1.645	-£1.890	-£1.574	-£1.819	-£1.418	-£1.662	-£1.261	-£1.506
25	Housing for Elderly (C3) - high density	60	0.75	£0.37	-£3.762	-£4.128	-£3.484	-£3.850	-£3.206	-£3.572	-£2.928	-£3.294	-£2.752	-£3.118	-£2.496	-£2.863	-£2.388	-£2.754	-£2.154	-£2.521	-£1.921	-£2.288
26	Housing for Elderly (C2) extra care	70	0.87	£0.44	-£4.740	-£5.167	-£4.440	-£4.867	-£4.139	-£4.566	-£3.838	-£4.265	-£3.645	-£4.072	-£3.369	-£3.796	-£3.247	-£3.675	-£2.995	-£3.423	-£2.743	-£3.170
27	Retail (comparison)	0	0.33	£0.17	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408	£3.637	£3.408
28	Retail (comparison)	0	0.12	£0.06	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278	£1.364	£1.278
29	Retail (comparison)	0	0.83	£0.42	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520	£9.092	£8.520
30	Retail (convenience)	0	0.38	£0.19	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157	£2.264	£2.157
31	Retail (convenience)	0	1.00	£0.50	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753	£6.036	£5.753
32	Retail (convenience)	0	1.00	£0.50	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191	£7.546	£7.191
33	Offices	0	0.33	£0.17	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798	-£4.338	-£4.798
34	Offices	0	0.22	£0.11	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998	-£5.423	-£5.998
35	Offices	0	0.21	£0.10	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198	-£6.507	-£7.198
36	Industrial (40% plot ratio)	0	1.00	£0.50	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245	£0.393	£0.245
37	Warehousing/logistics (50% plot ratio)	0	1.00	£0.50	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311	£0.496	£0.311
38	Warehousing/logistics (60% plot ratio)	0	1.00	£0.50	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378	£0.599	£0.378
39	Hotel (75 rooms)	0	0.11	£0.06	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181	£0.063	-£0.181
40	Hotel (100 rooms)	0	0.11	£0.06	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242	£0.084	-£0.242
41	Hotel (125 room)	0	0.11	£0.06	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302	£0.105	-£0.302
42	Hotel (150 rooms)	0	0.68	£0.34	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363	£0.126	-£0.363
43	Leisure use	0	0.30	£0.15	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680
44	Leisure use	0	0.30	£0.15	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680
45	Leisure use	0	0.30	£0.15	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680	-£2.491	-£2.680
46	Community use	0	0.40	£0.20	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573	-£3.322	-£3.573
47	Community use	0	0.50	£0.25	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466	-£4.152	-£4.466
48	Community use	0	0.60	£0.30	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360	-£4.983	-£5.360

BLV: GREENFIELD (HIGHER)

	Description	No of units		BLV (£ m)	0% affordable £2,029 psm		0% affordable £2,163 psm		0% affordable £2,297 psm		10% affordable £2,431 psm		10% affordable £2,565 psm		10% affordable £2,698 psm		20% affordable £2,832 psm		20% affordable £2,966 psm		20% affordable £3,100 psm	
					Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1
1	Residential Small site - low density	5	0.19	£0.07	-£0.113	-£0.150	-£0.068	-£0.105	-£0.023	-£0.060	£0.021	-£0.015	£0.044	£0.008	£0.084	£0.048	£0.096	£0.060	£0.132	£0.096	£0.168	£0.132
2	Residential Small site - medium density	5	0.16	£0.06	-£0.113	-£0.150	-£0.068	-£0.105	-£0.023	-£0.060	£0.021	-£0.015	£0.044	£0.008	£0.084	£0.048	£0.096	£0.060	£0.132	£0.096	£0.168	£0.132
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.328	-£0.370	-£0.290	-£0.332	-£0.251	-£0.294	-£0.213	-£0.256	-£0.190	-£0.232	-£0.155	-£0.197	-£0.142	-£0.184	-£0.111	-£0.153	-£0.080	-£0.

NORTH EAST LINCOLNSHIRE LOCAL PLAN VIABILITY TESTING

Sales value (£ psm): £2,029 | AH tenure (rent / SO): 80% 20% | AH % 0% | FHs: 0%

BLVs	BLV per ha
Secondary offices	£1,027,075
Secondary retail	£500,000
Secondary industrial	£370,000
Cleared land (open storage)	£247,000

BLVs incorporate 20% premium

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES)

	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2	% change in residual land values resulting from policy change: EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
1	Residential Small site - low density	5	0.19	£0.19	-£0.113	-£0.116	-£0.118	-£0.136	-£0.150	1.99%	4.28%	19.55%	32.59%
2	Residential Small site - medium density	5	0.16	£0.16	-£0.113	-£0.116	-£0.118	-£0.136	-£0.150	1.99%	4.28%	19.55%	32.59%
3	Residential Small site - higher density (flats)	5	0.06	£0.06	-£0.328	-£0.330	-£0.333	-£0.353	-£0.370	0.69%	1.70%	7.79%	12.98%
4	Residential Small site - low density	10	0.37	£0.38	-£0.227	-£0.231	-£0.236	-£0.271	-£0.301	1.99%	4.28%	19.55%	32.59%
5	Residential Small site - medium density	10	0.32	£0.33	-£0.227	-£0.231	-£0.236	-£0.271	-£0.301	1.99%	4.28%	19.55%	32.59%
6	Residential Small site - higher density	10	0.30	£0.31	-£0.227	-£0.231	-£0.236	-£0.271	-£0.301	1.99%	4.28%	19.55%	32.59%
7	Residential Medium site - low density	25	0.93	£0.95	-£0.567	-£0.578	-£0.591	-£0.678	-£0.752	1.99%	4.28%	19.55%	32.59%
8	Residential Medium site - medium density	25	0.79	£0.82	-£0.567	-£0.578	-£0.591	-£0.678	-£0.752	1.99%	4.28%	19.55%	32.59%
9	Residential Medium site - higher density	25	0.75	£0.77	-£0.567	-£0.578	-£0.591	-£0.678	-£0.752	1.99%	4.28%	19.55%	32.59%
10	Residential Medium site - low density	50	1.85	£1.90	-£1.051	-£1.073	-£1.098	-£1.269	-£1.414	2.12%	4.54%	20.74%	34.56%
11	Residential Medium site - medium density	50	1.59	£1.63	-£1.051	-£1.073	-£1.098	-£1.269	-£1.414	2.12%	4.54%	20.74%	34.56%
12	Residential Medium site - higher density	50	1.50	£1.54	-£1.051	-£1.073	-£1.098	-£1.269	-£1.414	2.12%	4.54%	20.74%	34.56%
13	Residential Large site - low density	100	3.70	£3.80	-£2.266	-£2.310	-£2.361	-£2.700	-£2.990	1.96%	4.20%	19.19%	31.99%
14	Residential Large site - medium density	100	3.17	£3.26	-£2.266	-£2.310	-£2.361	-£2.700	-£2.990	1.96%	4.20%	19.19%	31.99%
15	Residential Large site - high density	100	3.00	£3.08	-£2.266	-£2.310	-£2.361	-£2.700	-£2.990	1.96%	4.20%	19.19%	31.99%
16	Residential Large site - low density	200	7.41	£7.61	-£4.684	-£4.771	-£4.870	-£5.536	-£6.104	1.86%	3.98%	18.19%	30.32%
17	Residential Large site - medium density	200	6.35	£6.52	-£4.684	-£4.771	-£4.870	-£5.536	-£6.104	1.86%	3.98%	18.19%	30.32%
18	Strategic scale site - low density	500	22.22	£22.82	-£24.533	-£24.743	-£25.081	-£26.594	-£27.968	0.86%	2.24%	8.40%	14.01%
19	Strategic scale site - medium density	500	19.05	£19.56	-£24.533	-£24.743	-£25.081	-£26.594	-£27.968	0.86%	2.24%	8.40%	14.01%
20	Strategic scale site - low density	750	33.33	£34.24	-£34.082	-£34.381	-£34.862	-£37.013	-£38.968	0.88%	2.29%	8.60%	14.33%
21	Strategic scale site - medium density	750	28.57	£29.34	-£34.082	-£34.381	-£34.862	-£37.013	-£38.968	0.88%	2.29%	8.60%	14.33%
22	Strategic scale site - medium density	1,500	57.14	£58.69	-£57.277	-£57.806	-£58.659	-£62.468	-£65.929	0.92%	2.41%	9.06%	15.11%
23	Strategic scale site - medium density	3,300	145.05	£148.98	-£101.832	-£102.835	-£104.448	-£111.660	-£118.211	0.98%	2.57%	9.65%	16.08%
24	Housing for Elderly (C3) - high density	40	0.50	£0.51	-£2.493	-£2.511	-£2.525	-£2.640	-£2.738	0.70%	1.29%	5.89%	9.81%
25	Housing for Elderly (C3) - high density	60	0.75	£0.77	-£3.762	-£3.788	-£3.810	-£3.982	-£4.128	0.69%	1.28%	5.84%	9.74%
26	Housing for Elderly (C2) extra care	70	0.87	£0.90	-£4.740	-£4.771	-£4.796	-£4.996	-£5.167	0.64%	1.18%	5.40%	9.01%
27	Retail (comparison)	-	0.33	£0.34	£3.637	£3.637	£3.606	£3.500	£3.408	0.00%	0.84%	3.78%	6.29%
28	Retail (comparison)	-	0.12	£0.13	£1.364	£1.364	£1.352	£1.312	£1.278	0.00%	0.84%	3.78%	6.29%
29	Retail (comparison)	-	0.83	£0.86	£9.092	£9.092	£9.015	£8.749	£8.520	0.00%	0.84%	3.78%	6.29%
30	Retail (convenience)	-	0.38	£0.39	£2.264	£2.264	£2.249	£2.200	£2.157	0.00%	0.63%	2.82%	4.70%
31	Retail (convenience)	-	1.00	£1.03	£6.036	£6.036	£5.999	£5.866	£5.753	0.00%	0.63%	2.82%	4.70%
32	Retail (convenience)	-	1.00	£1.03	£7.546	£7.546	£7.498	£7.333	£7.191	0.00%	0.63%	2.82%	4.70%
33	Offices	-	0.33	£0.34	-£4.338	-£4.338	-£4.399	-£4.614	-£4.798	0.00%	1.41%	6.37%	10.61%
34	Offices	-	0.22	£0.23	-£5.423	-£5.423	-£5.499	-£5.768	-£5.998	0.00%	1.41%	6.37%	10.61%
35	Offices	-	0.21	£0.21	-£6.507	-£6.507	-£6.599	-£6.921	-£7.198	0.00%	1.41%	6.37%	10.61%
36	Industrial (40% plot ratio)	-	1.00	£1.03	£0.393	£0.393	£0.373	£0.304	£0.245	0.00%	5.07%	22.56%	37.60%
37	Warehousing/logistics (50% plot ratio)	-	1.00	£1.03	£0.496	£0.496	£0.471	£0.385	£0.311	0.00%	5.02%	22.33%	37.22%
38	Warehousing/logistics (60% plot ratio)	-	1.00	£1.03	£0.599	£0.599	£0.569	£0.466	£0.378	0.00%	4.99%	22.18%	36.97%
39	Hotel (75 rooms)	-	0.11	£0.12	£0.063	£0.063	£0.031	-£0.083	-£0.181	0.00%	50.94%	232.07%	387.87%
40	Hotel (100 rooms)	-	0.11	£0.12	£0.084	£0.084	£0.041	-£0.111	-£0.242	0.00%	50.94%	232.07%	387.87%
41	Hotel (125 room)	-	0.11	£0.12	£0.105	£0.105	£0.051	-£0.139	-£0.302	0.00%	50.94%	232.07%	387.87%
42	Hotel (150 rooms)	-	0.68	£0.70	£0.126	£0.126	£0.062	-£0.166	-£0.363	0.00%	50.94%	232.07%	387.87%
43	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.516	-£2.604	-£2.680	0.00%	1.01%	4.54%	7.57%
44	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.516	-£2.604	-£2.680	0.00%	1.01%	4.54%	7.57%
45	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.516	-£2.604	-£2.680	0.00%	1.01%	4.54%	7.57%
46	Community use	-	0.40	£0.41	-£3.322	-£3.322	-£3.355	-£3.473	-£3.573	0.00%	1.01%	4.54%	7.57%
47	Community use	-	0.50	£0.51	-£4.152	-£4.152	-£4.194	-£4.341	-£4.466	0.00%	1.01%	4.54%	7.57%
48	Community use	-	0.60	£0.62	-£4.983	-£4.983	-£5.033	-£5.209	-£5.360	0.00%	1.01%	4.54%	7.57%

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2	% change in residual land values resulting from policy change: EVC	BNG (10%)	Carbon A+X	Carbon B+Y
1	Residential Small site - low density	5	0.19	£0.09	-£0.11	-£0.12	-£0.12	-£0.14	-£0.15	1.99%	4.28%	19.55%	32.59%
2	Residential Small site - medium density	5	0.16	£0.08	-£0.11	-£0.12	-£0.12	-£0.14	-£0.15	1.99%	4.28%	19.55%	32.59%
3	Residential Small site - higher density (flats)	5	0.06	£0.03	-£0.33	-£0.33	-£0.33	-£0.35	-£0.37	0.69%	1.70%	7.79%	12.98%
4	Residential Small site - low density	10	0.37	£0.19	-£0.23	-£0.23	-£0.24	-£0.27	-£0.30	1.99%	4.28%	19.55%	32.59%
5	Residential Small site - medium density	10	0.32	£0.16	-£0.23	-£0.23	-£0.24	-£0.27	-£0.30	1.99%	4.28%	19.55%	32.59%
6	Residential Small site - higher density	10	0.30	£0.15	-£0.23	-£0.23	-£0.24	-£0.27	-£0.30	1.99%	4.28%	19.55%	32.59%
7	Residential Medium site - low density	25	0.93	£0.46	-£0.57	-£0.58	-£0.59	-£0.68	-£0.75	1.99%	4.28%	19.55%	32.59%
8	Residential Medium site - medium density	25	0.79	£0.40	-£0.57	-£0.58	-£0.59	-£0.68	-£0.75	1.99%	4.28%	19.55%	32.59%
9	Residential Medium site - higher density	25	0.75	£0.38	-£0.57	-£0.58	-£0.59	-£0.68	-£0.75	1.99%	4.28%	19.55%	32.59%
10	Residential Medium site - low density	50	1.85	£0.93	-£1.05	-£1.07	-£1.10	-£1.27	-£1.41	2.12%	4.54%	20.74%	34.56%
11	Residential Medium site - medium density	50	1.59	£0.79	-£1.05	-£1.07	-£1.10	-£1.27	-£1.41	2.12%	4.54%	20.74%	34.56%
12	Residential Medium site - higher density	50	1.50	£0.75	-£1.05	-£1.07	-£1.10	-£1.27	-£1.41	2.12%	4.54%	20.74%	34.56%
13	Residential Large site - low density	100	3.70	£1.85	-£2.27	-£2.31	-£2.36	-£2.70	-£2.99	1.96%	4.20%	19.19%	31.99%
14	Residential Large site - medium density	100	3.17	£1.59	-£2.27	-£2.31	-£2.36	-£2.70	-£2.99	1.96%	4.20%	19.19%	31.99%
15	Residential Large site - high density	100	3.00	£1.50	-£2.27	-£2.31	-£2.36	-£2.70	-£2.99	1.96%	4.20%	19.19%	31.99%
16	Residential Large site - low density	200	7.41	£3.70	-£4.68	-£4.77	-£4.87	-£5.54	-£6.10	1.86%	3.98%	18.19%	30.32%
17	Residential Large site - medium density	200	6.35	£3.17	-£4.68	-£4.77	-£4.87	-£5.54	-£6.10	1.86%	3.98%	18.19%	30.32%
18	Strategic scale site - low density	500	22.22	£11.11	-£24.53	-£24.74	-£25.08	-£26.59	-£27.97	0.86%	2.24%	8.40%	14.01%
19	Strategic scale site - medium density	500	19.05	£9.52	-£24.53	-£24.74	-£25.08	-£26.59	-£27.97	0.86%	2.24%	8.40%	14.01%
20	Strategic scale site - low density	750	33.33	£16.67	-£34.08	-£34.38	-£34.86	-£37.01	-£38.97	0.88%	2.29%	8.60%	14.33%
21	Strategic scale site - medium density	750	28.57	£14.29	-£34.08	-£34.38	-£34.86	-£37.01	-£38.97	0.88%	2.29%	8.60%	14.33%
22	Strategic scale site - medium density	1,500	57.14	£28.57	-£57.28	-£57.81	-£58.66	-£62.47	-£65.93	0.92%	2.41%	9.06%	15.11%
23	Strategic scale site - medium density	3,300	145.05	£72.53	-£101.83	-£102.83	-£104.45	-£111.66	-£118.21	0.98%	2.57%	9.65%	16.08%
24	Housing for Elderly (C3) - high density	40	0.50	£0.25	-£2.49	-£2.51	-£2.53	-£2.64	-£2.74	0.70%	1.29%	5.89%	9.81%
25	Housing for Elderly (C3) - high density	60	0.75	£0.37	-£3.76	-£3.79	-£3.81	-£3.98	-£4.13	0.69%	1.28%	5.84%	9.74%
26	Housing for Elderly (C2) extra care	70	0.87	£0.44	-£4.74	-£4.77	-£4.80	-£5.00	-£5.17	0.64%	1.18%	5.40%	9.01%
27	Retail (comparison)	-	0.33	£0.17	£3.64	£3.64	£3.61	£3.50	£3.41	0.00%	0.84%	3.78%	6.29%
28	Retail (comparison)	-	0.12	£0.06	£1.36	£1.36	£1.35	£1.31	£1.28	0.00%	0.84%	3.78%	6.29%
29	Retail (comparison)	-	0.83	£0.42	£9.09	£9.09	£9.02	£8.75	£8.52	0.00%	0.84%	3.78%	6.29%
30	Retail (convenience)	-	0.38	£0.19	£2.26	£2.26	£2.25	£2.20	£2.16	0.00%	0.63%	2.82%	4.70%
31	Retail (convenience)	-	1.00	£0.50	£6.04	£6.04	£6.00	£5.87	£5.75	0.00%	0.63%	2.82%	4.70%
32	Retail (convenience)	-	1.00	£0.50	£7.55	£7.55	£7.50	£7.33	£7.19	0.00%	0.63%	2.82%	4.70%
33	Offices	-	0.33	£0.17	-£4.34	-£4.34	-£4.40	-£4.61	-£4.80	0.00%	1.41%	6.37%	10.61%
34	Offices	-	0.22	£0.11	-£5.42	-£5.42	-£5.50	-£5.77	-£6.00	0.00%	1.41%	6.37%	10.61%
35	Offices	-	0.21	£0.10	-£6.51	-£6.51	-£6.60	-£6.92	-£7.20	0.00%	1.41%	6.37%	10.61%
36	Industrial (40% plot ratio)	-	1.00	£0.50	£0.39	£0.39	£0.37	£0.30	£0.25	0.00%	5.07%	22.56%	37.60%
37	Warehousing/logistics (50% plot ratio)	-	1.00	£0.50	£0.50	£0.50	£0.47	£0.39	£0.31	0.00%	5.02%	22.33%	37.22%
38	Warehousing/logistics (60% plot ratio)	-	1.00	£0.50	£0.60	£0.60	£0.57	£0.47	£0.38	0.00%	4.99%	22.18%	36.97%
39	Hotel (75 rooms)	-	0.11	£0.06	£0.06	£0.06	£0.03	-£0.08	-£0.18	0.00%	50.94%	232.07%	387.87%
40	Hotel (100 rooms)	-	0.11	£0.06	£0.08	£0.08	£0.04	-£0.11	-£0.24	0.00%	50.94%	232.07%	387.87%
41	Hotel (125 room)	-	0.11	£0.06	£0.10	£0.10	£0.05	-£0.14	-£0.30	0.00%	50.94%	232.07%	387.87%
42	Hotel (150 rooms)	-	0.68	£0.34	£0.13	£0.13	£0.06	-£0.17	-£0.36	0.00%	50.94%	232.07%	387.87%
43	Leisure use	-	0.30	£0.15	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68	0.00%	1.01%	4.54%	7.57%
44	Leisure use	-	0.30	£0.15	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68	0.00%	1.01%	4.54%	7.57%
45	Leisure use	-	0.30	£0.15	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68	0.00%	1.01%	4.54%	7.57%
46	Community use	-	0.40	£0.20	-£3.32	-£3.32	-£3.36	-£3.47	-£3.57	0.00%	1.01%	4.54%	7.57%
47	Community use	-	0.50	£0.25	-£4.15	-£4.15	-£4.19	-£4.34	-£4.47	0.00%	1.01%	4.54%	7.57%
48	Community use	-	0.60	£0.30	-£4.98	-£4.98	-£5.03	-£5.21	-£5.36	0.00%	1.01%	4.54%	7.57%

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2	% change in residual land values resulting from policy change: EVC	BNG (10%)	Carbon A+X	Carbon B+Y
1	Residential Small site - low density	5	0.19	£0.07	-£0.11	-£0.12	-£0.12	-£0.14	-£0.15	1.99%	4.28%	19.55%	32.59%
2	Residential Small site - medium density	5	0.16	£0.06	-£0.11	-£0.12	-£0.12	-£0.14	-£0.15	1.99%	4.28%	19.55%	32.59%
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.33	-£0.33	-£0.33	-£0.35	-£0.37	0.69%	1.70%	7.79%	12.98%
4	Residential Small site - low density	10	0.37	£0.14	-£0.23	-£0.23	-£0.24	-£0.27	-£0.30	1.99%	4.28%	19.55%	32.59%
5	Residential Small site - medium density	10	0.32	£0.12	-£0.23	-£0.23	-£0.24	-£0.27	-£0.30	1.99%	4.28%	19.55%	32.59%
6	Residential Small site - higher density	10	0.30	£0.11	-£0.23	-£0.23	-£0.24	-£0.27	-£0.30	1.99%	4.28%	19.55%	32.59%
7	Residential Medium site - low density	25	0.93	£0.34	-£0.57	-£0.58	-£0.59	-£0.68	-£0.75	1.99%	4.28%	19.55%	32.59%
8	Residential Medium site - medium density	25	0.79	£0.29	-£0.57	-£0.58	-£0.59	-£0.68	-£0.75	1.99%	4.28%	19.55%	32.59%
9	Residential Medium site - higher density	25	0.75	£0.28	-£0.57	-£0.58	-£0.59	-£0.68	-£0.75	1.99%	4.28%	19.55%	32.59%
10	Residential Medium site - low density	50	1.85	£0.69	-£1.05	-£1.07	-£1.10	-£1.27	-£1.41	2.12%	4.54%	20.74%	34.56%
11	Residential Medium site - medium density	50	1.59	£0.59	-£1.05	-£1.07	-£1.10	-£1.27	-£1.41	2.12%	4.54%	20.74%	34.56%
12	Residential Medium site - higher density	50	1.50	£0.56	-£1.05	-£1.07	-£1.10	-£1.27	-£1.41	2.12%	4.54%	20.74%	34.56%
13	Residential Large site - low density	100	3.70	£1.37	-£2.27	-£2.31	-£2.36	-£2.70	-£2.99	1.96%	4.20%	19.19%	31.99%
14	Residential Large site - medium density	100	3.17	£1.17	-£2.27	-£2.31	-£2.36	-£2.70	-£2.99	1.96%	4.20%	19.19%	31.99%
15	Residential Large site - high density	100	3.00	£1.11	-£2.27	-£2.31	-£2.36	-£2.70	-£2.99	1.96%	4.20%	19.19%	31.99%
16	Residential Large site - low density	200	7.41	£2.74	-£4.68	-£4.77	-£4.87	-£5.54	-£6.10	1.86%	3.98%	18.19%	30.32%
17	Residential Large site - medium density	200	6.35	£2.35	-£4.68	-£4.77	-£4.87	-£5.54	-£6.10	1.86%	3.98%	18.19%	30.32%
18	Strategic scale site - low density	500	22.22	£8.22	-£24.53	-£24.74	-£25.08	-£26.59	-£27.97	0.86%	2.24%	8.40%	14.01%
19	Strategic scale site - medium density	500	19.05	£7.05	-£24.53	-£24.74	-£25.08	-£26.59	-£27.97	0.86%	2.24%	8.40%	14.01%
20	Strategic scale site - low density	750	33.33	£12.33	-£34.08	-£34.38	-£34.86	-£37.01	-£38.97	0.88%	2.29%	8.60%	14.33%
21	Strategic scale site - medium density	750	28.57	£10.57	-£34.08	-£34.38	-£34.86	-£37.01	-£38.97	0.88%	2.29%	8.60%	14.33%
22	Strategic scale site - medium density	1,500	57.14	£21.14	-£57.28	-£57.81	-£58.66	-£62.47	-£65.93	0.92%	2.41%	9.06%	15.11%
23	Strategic scale site - medium density	3,300	145.05	£53.67	-£101.83	-£102.83	-£104.45	-£111.66	-£118.21	0.98%	2.57%	9.65%	16.08%
24	Housing for Elderly (C3) - high density	40	0.50	£0.18	-£2.49	-£2.51	-£2.53	-£2.64	-£2.74	0.70%	1.29%	5.89%	9.81%
25	Housing for Elderly (C3) - high density	60	0.75	£0.28	-£3.76	-£3.79	-£3.81	-£3.98	-£4.13	0.69%	1.28%	5.84%	9.74%
26	Housing for Elderly (C2) extra care	70	0.87	£0.32	-£4.74	-£4.77	-£4.80	-£5.00	-£5.17	0.64%	1.18%	5.40%	9.01%
27	Retail (comparison)	-	0.33	£0.12	£3.64	£3.64	£3.61	£3.50	£3.41	0.00%	0.84%	3.78%	6.29%
28	Retail (comparison)	-	0.12	£0.05	£1.36	£1.36	£1.35	£1.31	£1.28	0.00%	0.84%	3.78%	6.29%
29	Retail (comparison)	-	0.83	£0.31	£9.09	£9.09	£9.02	£8.75	£8.52	0.00%	0.84%	3.78%	6.29%
30	Retail (convenience)	-	0.38	£0.14	£2.26	£2.26	£2.25	£2.20	£2.16	0.00%	0.63%	2.82%	4.70%
31	Retail (convenience)	-	1.00	£0.37	£6.04	£6.04	£6.00	£5.87	£5.75	0.00%	0.63%	2.82%	4.70%
32	Retail (convenience)	-	1.00	£0.37	£7.55	£7.55	£7.50	£7.33	£7.19	0.00%	0.63%	2.82%	4.70%
33	Offices	-	0.33	£0.12	-£4.34	-£4.34	-£4.40	-£4.61	-£4.80	0.00%	1.41%	6.37%	10.61%
34	Offices	-	0.22	£0.08	-£5.42	-£5.42	-£5.50	-£5.77	-£6.00	0.00%	1.41%	6.37%	10.61%
35	Offices	-	0.21	£0.08	-£6.51	-£6.51	-£6.60	-£6.92	-£7.20	0.00%	1.41%	6.37%	10.61%
36	Industrial (40% plot ratio)	-	1.00	£0.37	£0.39	£0.39	£0.37	£0.30	£0.25	0.00%	5.07%	22.56%	37.60%
37	Warehousing/logistics (50% plot ratio)	-	1.00	£0.37	£0.50	£0.50	£0.47	£0.39	£0.31	0.00%	5.02%	22.33%	37.22%
38	Warehousing/logistics (60% plot ratio)	-	1.00	£0.37	£0.60	£0.60	£0.57	£0.47	£0.38	0.00%	4.99%	22.18%	36.97%
39	Hotel (75 rooms)	-	0.11	£0.04	£0.06	£0.06	£0.03	-£0.08	-£0.18	0.00%	50.94%	232.07%	387.87%
40	Hotel (100 rooms)	-	0.11	£0.04	£0.08	£0.08	£0.04	-£0.11	-£0.24	0.00%	50.94%	232.07%	387.87%
41	Hotel (125 room)	-	0.11	£0.04	£0.10	£0.10	£0.05	-£0.14	-£0.30	0.00%	50.94%	232.07%	387.87%
42	Hotel (150 rooms)	-	0.68	£0.25	£0.13	£0.13	£0.06	-£0.17	-£0.36	0.00%	50.94%	232.07%	387.87%
43	Leisure use	-	0.30	£0.11	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68	0.00%	1.01%	4.54%	7.57%
44	Leisure use	-	0.30	£0.11	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68	0.00%	1.01%	4.54%	7.57%
45	Leisure use	-	0.30	£0.11	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68	0.00%	1.01%	4.54%	7.57%
46	Community use	-	0.40	£0.15	-£3.32	-£3.32	-£3.36	-£3.47	-£3.57	0.00%	1.01%	4.54%	7.57%
47	Community use	-	0.50	£0.18	-£4.15	-£4.15	-£4.19	-£4.34	-£4.47	0.00%	1.01%	4.54%	7.57%
48	Community use	-	0.60	£0.22	-£4.98	-£4.98	-£5.03	-£5.21	-£5.36	0.00%	1.01%	4.54%	7.57%

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2	% change in residual land values resulting from policy change: EVC	BNG (10%)	Carbon A+X	Carbon B+Y
1	Residential Small site - low density	5	0.19	£0.05	-£0.11	-£0.12	-£0.12	-£0.14	-£0.15	1.99%	4.28%	19.55%	32.59%
2	Residential Small site - medium density	5	0.16	£0.04	-£0.11	-£0.12	-£0.12	-£0.14	-£0.15	1.99%	4.28%	19.55%	32.59%
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.33	-£0.33	-£0.33	-£0.35	-£0.37	0.69%	1.70%	7.79%	12.98%
4	Residential Small site - low density	10	0.37	£0.09	-£0.23	-£0.23	-£0.24	-£0.27	-£0.30	1.99%	4.28%	19.55%	32.59%
5	Residential Small site - medium density	10	0.32	£0.08	-£0.23	-£0.23	-£0.24	-£0.27	-£0.30	1.99%	4.28%	19.55%	32.59%
6	Residential Small site - higher density	10	0.30	£0.07	-£0.23	-£0.23	-£0.24	-£0.27	-£0.30	1.99%	4.28%	19.55%	32.59%
7	Residential Medium site - low density	25	0.93	£0.23	-£0.57	-£0.58	-£0.59	-£0.68	-£0.75	1.99%	4.28%	19.55%	32.59%
8	Residential Medium site - medium density	25	0.79	£0.20	-£0.57	-£0.58	-£0.59	-£0.68	-£0.75	1.99%	4.28%	19.55%	32.59%
9	Residential Medium site - higher density	25	0.75	£0.19	-£0.57	-£0.58	-£0.59	-£0.68	-£0.75	1.99%	4.28%	19.55%	32.59%
10	Residential Medium site - low density	50	1.85	£0.46	-£1.05	-£1.07	-£1.10	-£1.27	-£1.41	2.12%	4.54%	20.74%	34.56%
11	Residential Medium site - medium density	50	1.59	£0.39	-£1.05	-£1.07	-£1.10	-£1.27	-£1.41	2.12%	4.54%	20.74%	34.56%
12	Residential Medium site - higher density	50	1.50	£0.37	-£1.05	-£1.07	-£1.10	-£1.27	-£1.41	2.12%	4.54%	20.74%	34.56%
13	Residential Large site - low density	100	3.70	£0.91	-£2.27	-£2.31	-£2.36	-£2.70	-£2.99	1.96%	4.20%	19.19%	31.99%
14	Residential Large site - medium density	100	3.17	£0.78	-£2.27	-£2.31	-£2.36	-£2.70	-£2.99	1.96%	4.20%	19.19%	31.99%
15	Residential Large site - high density	100	3.00	£0.74	-£2.27	-£2.31	-£2.36	-£2.70	-£2.99	1.96%	4.20%	19.19%	31.99%
16	Residential Large site - low density	200	7.41	£1.83	-£4.68	-£4.77	-£4.87	-£5.54	-£6.10	1.86%	3.98%	18.19%	30.32%
17	Residential Large site - medium density	200	6.35	£1.57	-£4.68	-£4.77	-£4.87	-£5.54	-£6.10	1.86%	3.98%	18.19%	30.32%
18	Strategic scale site - low density	500	22.22	£5.49	-£24.53	-£24.74	-£25.08	-£26.59	-£27.97	0.86%	2.24%	8.40%	14.01%
19	Strategic scale site - medium density	500	19.05	£4.70	-£24.53	-£24.74	-£25.08	-£26.59	-£27.97	0.86%	2.24%	8.40%	14.01%
20	Strategic scale site - low density	750	33.33	£8.23	-£34.08	-£34.38	-£34.86	-£37.01	-£38.97	0.88%	2.29%	8.60%	14.33%
21	Strategic scale site - medium density	750	28.57	£7.06	-£34.08	-£34.38	-£34.86	-£37.01	-£38.97	0.88%	2.29%	8.60%	14.33%
22	Strategic scale site - medium density	1,500	57.14	£14.11	-£57.28	-£57.81	-£58.66	-£62.47	-£65.93	0.92%	2.41%	9.06%	15.11%
23	Strategic scale site - medium density	3,300	145.05	£35.83	-£101.83	-£102.83	-£104.45	-£111.66	-£118.21	0.98%	2.57%	9.65%	16.08%
24	Housing for Elderly (C3) - high density	40	0.50	£0.12	-£2.49	-£2.51	-£2.53	-£2.64	-£2.74	0.70%	1.29%	5.89%	9.81%
25	Housing for Elderly (C3) - high density	60

NORTH EAST LINCOLNSHIRE LOCAL PLAN VIABILITY TESTING

Sales value (£ psm): £2,163 | AH tenure (rent / SO): 80% 20% | AH % 0% | FHs: 0%

BLVs	BLV per ha
Secondary offices	£1,027,075
Secondary retail	£500,000
Secondary industrial	£370,000
Cleared land (open storage)	£247,000

BLVs incorporate 20% premium

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES)

	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
1	Residential Small site - low density	5	0.19	£0.19	-£0.068	-£0.071	-£0.073	-£0.090	-£0.105
2	Residential Small site - medium density	5	0.16	£0.16	-£0.068	-£0.071	-£0.073	-£0.090	-£0.105
3	Residential Small site - higher density (flats)	5	0.06	£0.06	-£0.290	-£0.292	-£0.295	-£0.315	-£0.332
4	Residential Small site - low density	10	0.37	£0.38	-£0.137	-£0.141	-£0.146	-£0.181	-£0.211
5	Residential Small site - medium density	10	0.32	£0.33	-£0.137	-£0.141	-£0.146	-£0.181	-£0.211
6	Residential Small site - higher density	10	0.30	£0.31	-£0.137	-£0.141	-£0.146	-£0.181	-£0.211
7	Residential Medium site - low density	25	0.93	£0.95	-£0.342	-£0.353	-£0.366	-£0.452	-£0.526
8	Residential Medium site - medium density	25	0.79	£0.82	-£0.342	-£0.353	-£0.366	-£0.452	-£0.526
9	Residential Medium site - higher density	25	0.75	£0.77	-£0.342	-£0.353	-£0.366	-£0.452	-£0.526
10	Residential Medium site - low density	50	1.85	£1.90	-£0.603	-£0.626	-£0.651	-£0.821	-£0.967
11	Residential Medium site - medium density	50	1.59	£1.63	-£0.603	-£0.626	-£0.651	-£0.821	-£0.967
12	Residential Medium site - higher density	50	1.50	£1.54	-£0.603	-£0.626	-£0.651	-£0.821	-£0.967
13	Residential Large site - low density	100	3.70	£3.80	-£1.384	-£1.429	-£1.479	-£1.819	-£2.109
14	Residential Large site - medium density	100	3.17	£3.26	-£1.384	-£1.429	-£1.479	-£1.819	-£2.109
15	Residential Large site - high density	100	3.00	£3.08	-£1.384	-£1.429	-£1.479	-£1.819	-£2.109
16	Residential Large site - low density	200	7.41	£7.61	-£2.972	-£3.059	-£3.159	-£3.824	-£4.392
17	Residential Large site - medium density	200	6.35	£6.52	-£2.972	-£3.059	-£3.159	-£3.824	-£4.392
18	Strategic scale site - low density	500	22.22	£22.82	-£20.285	-£20.496	-£20.834	-£22.347	-£23.721
19	Strategic scale site - medium density	500	19.05	£19.56	-£20.285	-£20.496	-£20.834	-£22.347	-£23.721
20	Strategic scale site - low density	750	33.33	£34.24	-£27.985	-£28.284	-£28.765	-£30.916	-£32.871
21	Strategic scale site - medium density	750	28.57	£29.34	-£27.985	-£28.284	-£28.765	-£30.916	-£32.871
22	Strategic scale site - medium density	1,500	57.14	£58.69	-£46.256	-£46.786	-£47.638	-£51.448	-£54.908
23	Strategic scale site - medium density	3,300	145.05	£148.98	-£80.480	-£81.483	-£83.096	-£90.308	-£96.859
24	Housing for Elderly (C3) - high density	40	0.50	£0.51	-£2.306	-£2.324	-£2.338	-£2.453	-£2.551
25	Housing for Elderly (C3) - high density	60	0.75	£0.77	-£3.484	-£3.510	-£3.532	-£3.704	-£3.850
26	Housing for Elderly (C2) extra care	70	0.87	£0.90	-£4.440	-£4.470	-£4.496	-£4.696	-£4.867
27	Retail (comparison)	-	0.33	£0.34	£3.637	£3.637	£3.606	£3.500	£3.408
28	Retail (comparison)	-	0.12	£0.13	£1.364	£1.364	£1.352	£1.312	£1.278
29	Retail (comparison)	-	0.83	£0.86	£9.092	£9.092	£9.015	£8.749	£8.520
30	Retail (convenience)	-	0.38	£0.39	£2.264	£2.264	£2.249	£2.200	£2.157
31	Retail (convenience)	-	1.00	£1.03	£6.036	£6.036	£5.999	£5.866	£5.753
32	Retail (convenience)	-	1.00	£1.03	£7.546	£7.546	£7.498	£7.333	£7.191
33	Offices	-	0.33	£0.34	-£4.338	-£4.338	-£4.399	-£4.614	-£4.798
34	Offices	-	0.22	£0.23	-£5.423	-£5.423	-£5.499	-£5.768	-£5.998
35	Offices	-	0.21	£0.21	-£6.507	-£6.507	-£6.599	-£6.921	-£7.198
36	Industrial (40% plot ratio)	-	1.00	£1.03	£0.393	£0.393	£0.373	£0.304	£0.245
37	Warehousing/logistics (50% plot ratio)	-	1.00	£1.03	£0.496	£0.496	£0.471	£0.385	£0.311
38	Warehousing/logistics (60% plot ratio)	-	1.00	£1.03	£0.599	£0.599	£0.569	£0.466	£0.378
39	Hotel (75 rooms)	-	0.11	£0.12	£0.063	£0.063	£0.031	-£0.083	-£0.181
40	Hotel (100 rooms)	-	0.11	£0.12	£0.084	£0.084	£0.041	-£0.111	-£0.242
41	Hotel (125 room)	-	0.11	£0.12	£0.105	£0.105	£0.051	-£0.139	-£0.302
42	Hotel (150 rooms)	-	0.68	£0.70	£0.126	£0.126	£0.062	-£0.166	-£0.363
43	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.516	-£2.604	-£2.680
44	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.516	-£2.604	-£2.680
45	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.516	-£2.604	-£2.680
46	Community use	-	0.40	£0.41	-£3.322	-£3.322	-£3.355	-£3.473	-£3.573
47	Community use	-	0.50	£0.51	-£4.152	-£4.152	-£4.194	-£4.341	-£4.466
48	Community use	-	0.60	£0.62	-£4.983	-£4.983	-£5.033	-£5.209	-£5.360

% change in residual land values resulting from policy change

EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
3.31%	7.10%	32.45%	54.08%
3.31%	7.10%	32.45%	54.08%
0.78%	1.93%	8.82%	14.69%
3.31%	7.10%	32.45%	54.08%
3.31%	7.10%	32.45%	54.08%
3.31%	7.10%	32.45%	54.08%
3.31%	7.10%	32.45%	54.08%
3.31%	7.10%	32.45%	54.08%
3.31%	7.10%	32.45%	54.08%
3.68%	7.90%	36.11%	60.19%
3.68%	7.90%	36.11%	60.19%
3.68%	7.90%	36.11%	60.19%
3.20%	6.88%	31.41%	52.35%
3.20%	6.88%	31.41%	52.35%
3.20%	6.88%	31.41%	52.35%
2.92%	6.27%	28.66%	47.77%
2.92%	6.27%	28.66%	47.77%
1.04%	2.71%	10.16%	16.94%
1.04%	2.71%	10.16%	16.94%
1.07%	2.79%	10.47%	17.46%
1.07%	2.79%	10.47%	17.46%
1.15%	2.99%	11.22%	18.70%
1.25%	3.25%	12.21%	20.35%
0.76%	1.39%	6.36%	10.60%
0.75%	1.38%	6.31%	10.52%
0.69%	1.26%	5.77%	9.62%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	5.07%	22.56%	37.60%
0.00%	5.02%	22.33%	37.22%
0.00%	4.99%	22.18%	36.97%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
1	Residential Small site - low density	5	0.19	£0.09	-£0.07	-£0.07	-£0.07	-£0.09	-£0.11
2	Residential Small site - medium density	5	0.16	£0.08	-£0.07	-£0.07	-£0.07	-£0.09	-£0.11
3	Residential Small site - higher density (flats)	5	0.06	£0.03	-£0.29	-£0.29	-£0.30	-£0.32	-£0.33
4	Residential Small site - low density	10	0.37	£0.19	-£0.14	-£0.14	-£0.15	-£0.18	-£0.21
5	Residential Small site - medium density	10	0.32	£0.16	-£0.14	-£0.14	-£0.15	-£0.18	-£0.21
6	Residential Small site - higher density	10	0.30	£0.15	-£0.14	-£0.14	-£0.15	-£0.18	-£0.21
7	Residential Medium site - low density	25	0.93	£0.46	-£0.34	-£0.35	-£0.37	-£0.45	-£0.53
8	Residential Medium site - medium density	25	0.79	£0.40	-£0.34	-£0.35	-£0.37	-£0.45	-£0.53
9	Residential Medium site - higher density	25	0.75	£0.38	-£0.34	-£0.35	-£0.37	-£0.45	-£0.53
10	Residential Medium site - low density	50	1.85	£0.93	-£0.60	-£0.63	-£0.65	-£0.82	-£0.97
11	Residential Medium site - medium density	50	1.59	£0.79	-£0.60	-£0.63	-£0.65	-£0.82	-£0.97
12	Residential Medium site - higher density	50	1.50	£0.75	-£0.60	-£0.63	-£0.65	-£0.82	-£0.97
13	Residential Large site - low density	100	3.70	£1.85	-£1.38	-£1.43	-£1.48	-£1.82	-£2.11
14	Residential Large site - medium density	100	3.17	£1.59	-£1.38	-£1.43	-£1.48	-£1.82	-£2.11
15	Residential Large site - high density	100	3.00	£1.50	-£1.38	-£1.43	-£1.48	-£1.82	-£2.11
16	Residential Large site - low density	200	7.41	£3.70	-£2.97	-£3.06	-£3.16	-£3.82	-£4.39
17	Residential Large site - medium density	200	6.35	£3.17	-£2.97	-£3.06	-£3.16	-£3.82	-£4.39
18	Strategic scale site - low density	500	22.22	£11.11	-£20.29	-£20.50	-£20.83	-£22.35	-£23.72
19	Strategic scale site - medium density	500	19.05	£9.52	-£20.29	-£20.50	-£20.83	-£22.35	-£23.72
20	Strategic scale site - low density	750	33.33	£16.67	-£27.99	-£28.28	-£28.77	-£30.92	-£32.87
21	Strategic scale site - medium density	750	28.57	£14.29	-£27.99	-£28.28	-£28.77	-£30.92	-£32.87
22	Strategic scale site - medium density	1,500	57.14	£28.57	-£46.26	-£46.79	-£47.64	-£51.45	-£54.91
23	Strategic scale site - medium density	3,300	145.05	£72.53	-£80.48	-£81.48	-£83.10	-£90.31	-£96.86
24	Housing for Elderly (C3) - high density	40	0.50	£0.25	-£2.31	-£2.32	-£2.34	-£2.45	-£2.55
25	Housing for Elderly (C3) - high density	60	0.75	£0.37	-£3.48	-£3.51	-£3.53	-£3.70	-£3.85
26	Housing for Elderly (C2) extra care	70	0.87	£0.44	-£4.44	-£4.47	-£4.50	-£4.70	-£4.87
27	Retail (comparison)	-	0.33	£0.17	£3.64	£3.64	£3.61	£3.50	£3.41
28	Retail (comparison)	-	0.12	£0.06	£1.36	£1.36	£1.35	£1.31	£1.28
29	Retail (comparison)	-	0.83	£0.42	£9.09	£9.09	£9.02	£8.75	£8.52
30	Retail (convenience)	-	0.38	£0.19	£2.26	£2.26	£2.25	£2.20	£2.16
31	Retail (convenience)	-	1.00	£0.50	£6.04	£6.04	£6.00	£5.87	£5.75
32	Retail (convenience)	-	1.00	£0.50	£7.55	£7.55	£7.50	£7.33	£7.19
33	Offices	-	0.33	£0.17	-£4.34	-£4.34	-£4.40	-£4.61	-£4.80
34	Offices	-	0.22	£0.11	-£5.42	-£5.42	-£5.50	-£5.77	-£6.00
35	Offices	-	0.21	£0.10	-£6.51	-£6.51	-£6.60	-£6.92	-£7.20
36	Industrial (40% plot ratio)	-	1.00	£0.50	£0.39	£0.39	£0.37	£0.30	£0.25
37	Warehousing/logistics (50% plot ratio)	-	1.00	£0.50	£0.50	£0.50	£0.47	£0.39	£0.31
38	Warehousing/logistics (60% plot ratio)	-	1.00	£0.50	£0.60	£0.60	£0.57	£0.47	£0.38
39	Hotel (75 rooms)	-	0.11	£0.06	£0.06	£0.06	£0.03	-£0.08	-£0.18
40	Hotel (100 rooms)	-	0.11	£0.06	£0.08	£0.08	£0.04	-£0.11	-£0.24
41	Hotel (125 room)	-	0.11	£0.06	£0.10	£0.10	£0.05	-£0.14	-£0.30
42	Hotel (150 rooms)	-	0.68	£0.34	£0.13	£0.13	£0.06	-£0.17	-£0.36
43	Leisure use	-	0.30	£0.15	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
44	Leisure use	-	0.30	£0.15	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
45	Leisure use	-	0.30	£0.15	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
46	Community use	-	0.40	£0.20	-£3.32	-£3.32	-£3.36	-£3.47	-£3.57
47	Community use	-	0.50	£0.25	-£4.15	-£4.15	-£4.19	-£4.34	-£4.47
48	Community use	-	0.60	£0.30	-£4.98	-£4.98	-£5.03	-£5.21	-£5.36

% change in residual land values resulting from policy change

EVC	BNG (10%)	Carbon A+X	Carbon B+Y
3.31%	7.10%	32.45%	54.08%
3.31%	7.10%	32.45%	54.08%
0.78%	1.93%	8.82%	14.69%
3.31%	7.10%	32.45%	54.08%
3.31%	7.10%	32.45%	54.08%
3.31%	7.10%	32.45%	54.08%
3.31%	7.10%	32.45%	54.08%
3.31%	7.10%	32.45%	54.08%
3.31%	7.10%	32.45%	54.08%
3.68%	7.90%	36.11%	60.19%
3.68%	7.90%	36.11%	60.19%
3.68%	7.90%	36.11%	60.19%
3.20%	6.88%	31.41%	52.35%
3.20%	6.88%	31.41%	52.35%
3.20%	6.88%	31.41%	52.35%
2.92%	6.27%	28.66%	47.77%
2.92%	6.27%	28.66%	47.77%
1.04%	2.71%	10.16%	16.94%
1.04%	2.71%	10.16%	16.94%
1.07%	2.79%	10.47%	17.46%
1.07%	2.79%	10.47%	17.46%
1.15%	2.99%	11.22%	18.70%
1.25%	3.25%	12.21%	20.35%
0.76%	1.39%	6.36%	10.60%
0.75%	1.38%	6.31%	10.52%
0.69%	1.26%	5.77%	9.62%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	5.07%	22.56%	37.60%
0.00%	5.02%	22.33%	37.22%
0.00%	4.99%	22.18%	36.97%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
1	Residential Small site - low density	5	0.19	£0.07	-£0.07	-£0.07	-£0.07	-£0.09	-£0.11
2	Residential Small site - medium density	5	0.16	£0.06	-£0.07	-£0.07	-£0.07	-£0.09	-£0.11
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.29	-£0.29	-£0.30	-£0.32	-£0.33
4	Residential Small site - low density	10	0.37	£0.14	-£0.14	-£0.14	-£0.15	-£0.18	-£0.21
5	Residential Small site - medium density	10	0.32	£0.12	-£0.14	-£0.14	-£0.15	-£0.18	-£0.21
6	Residential Small site - higher density	10	0.30	£0.11	-£0.14	-£0.14	-£0.15	-£0.18	-£0.21
7	Residential Medium site - low density	25	0.93	£0.34	-£0.34	-£0.35	-£0.37	-£0.45	-£0.53
8	Residential Medium site - medium density	25	0.79	£0.29	-£0.34	-£0.35	-£0.37	-£0.45	-£0.53
9	Residential Medium site - higher density	25	0.75	£0.28	-£0.34	-£0.35	-£0.37	-£0.45	-£0.53
10	Residential Medium site - low density	50	1.85	£0.69	-£0.60	-£0.63	-£0.65	-£0.82	-£0.97
11	Residential Medium site - medium density	50	1.59	£0.59	-£0.60	-£0.63	-£0.65	-£0.82	-£0.97
12	Residential Medium site - higher density	50	1.50	£0.56	-£0.60	-£0.63	-£0.65	-£0.82	-£0.97
13	Residential Large site - low density	100	3.70	£1.37	-£1.38	-£1.43	-£1.48	-£1.82	-£2.11
14	Residential Large site - medium density	100	3.17	£1.17	-£1.38	-£1.43	-£1.48	-£1.82	-£2.11
15	Residential Large site - high density	100	3.00	£1.11	-£1.38	-£1.43	-£1.48	-£1.82	-£2.11
16	Residential Large site - low density	200	7.41	£2.74	-£2.97	-£3.06	-£3.16	-£3.82	-£4.39
17	Residential Large site - medium density	200	6.35	£2.35	-£2.97	-£3.06	-£3.16	-£3.82	-£4.39
18	Strategic scale site - low density	500	22.22	£8.22	-£20.29	-£20.50	-£20.83	-£22.35	-£23.72
19	Strategic scale site - medium density	500	19.05	£7.05	-£20.29	-£20.50	-£20.83	-£22.35	-£23.72
20	Strategic scale site - low density	750	33.33	£12.33	-£27.99	-£28.28	-£28.77	-£30.92	-£32.87
21	Strategic scale site - medium density	750	28.57	£10.57	-£27.99	-£28.28	-£28.77	-£30.92	-£32.87
22	Strategic scale site - medium density	1,500	57.14	£21.14	-£46.26	-£46.79	-£47.64	-£51.45	-£54.91
23	Strategic scale site - medium density	3,300	145.05	£53.67	-£80.48	-£81.48	-£83.10	-£90.31	-£96.86
24	Housing for Elderly (C3) - high density	40	0.50	£0.18	-£2.31	-£2.32	-£2.34	-£2.45	-£2.55
25	Housing for Elderly (C3) - high density	60	0.75	£0.28	-£3.48	-£3.51	-£3.53	-£3.70	-£3.85
26	Housing for Elderly (C2) extra care	70	0.87	£0.32	-£4.44	-£4.47	-£4.50	-£4.70	-£4.87
27	Retail (comparison)	-	0.33	£0.12	£3.64	£3.64	£3.61	£3.50	£3.41
28	Retail (comparison)	-	0.12	£0.05	£1.36	£1.36	£1.35	£1.31	£1.28
29	Retail (comparison)	-	0.83	£0.31	£9.09	£9.09	£9.02	£8.75	£8.52
30	Retail (convenience)	-	0.38	£0.14	£2.26	£2.26	£2.25	£2.20	£2.16
31	Retail (convenience)	-	1.00	£0.37	£6.04	£6.04	£6.00	£5.87	£5.75
32	Retail (convenience)	-	1.00	£0.37	£7.55	£7.55	£7.50	£7.33	£7.19
33	Offices	-	0.33	£0.12	-£4.34	-£4.34	-£4.40	-£4.61	-£4.80
34	Offices	-	0.22	£0.08	-£5.42	-£5.42	-£5.50	-£5.77	-£6.00
35	Offices	-	0.21	£0.08	-£6.51	-£6.51	-£6.60	-£6.92	-£7.20
36	Industrial (40% plot ratio)	-	1.00	£0.37	£0.39	£0.39	£0.37	£0.30	£0.25
37	Warehousing/logistics (50% plot ratio)	-	1.00	£0.37	£0.50	£0.50	£0.47	£0.39	£0.31
38	Warehousing/logistics (60% plot ratio)	-	1.00	£0.37	£0.60	£0.60	£0.57	£0.47	£0.38
39	Hotel (75 rooms)	-	0.11	£0.04	£0.06	£0.06	£0.03	-£0.08	-£0.18
40	Hotel (100 rooms)	-	0.11	£0.04	£0.08	£0.08	£0.04	-£0.11	-£0.24
41	Hotel (125 room)	-	0.11	£0.04	£0.10	£0.10	£0.05	-£0.14	-£0.30
42	Hotel (150 rooms)	-	0.68	£0.25	£0.13	£0.13	£0.06	-£0.17	-£0.36
43	Leisure use	-	0.30	£0.11	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
44	Leisure use	-	0.30	£0.11	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
45	Leisure use	-	0.30	£0.11	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
46	Community use	-	0.40	£0.15	-£3.32	-£3.32	-£3.36	-£3.47	-£3.57
47	Community use	-	0.50	£0.18	-£4.15	-£4.15	-£4.19	-£4.34	-£4.47
48	Community use	-	0.60	£0.22	-£4.98	-£4.98	-£5.03	-£5.21	-£5.36

% change in residual land values resulting from policy change

EVC	BNG (10%)	Carbon A+X	Carbon B+Y
3.31%	7.10%	32.45%	54.08%
3.31%	7.10%	32.45%	54.08%
0.78%	1.93%	8.82%	14.69%
3.31%	7.10%	32.45%	54.08%
3.31%	7.10%	32.45%	54.08%
3.31%	7.10%	32.45%	54.08%
3.31%	7.10%	32.45%	54.08%
3.31%	7.10%	32.45%	54.08%
3.31%	7.10%	32.45%	54.08%
3.68%	7.90%	36.11%	60.19%
3.68%	7.90%	36.11%	60.19%
3.68%	7.90%	36.11%	60.19%
3.20%	6.88%	31.41%	52.35%
3.20%	6.88%	31.41%	52.35%
3.20%	6.88%	31.41%	52.35%
2.92%	6.27%	28.66%	47.77%
2.92%	6.27%	28.66%	47.77%
1.04%	2.71%	10.16%	16.94%
1.04%	2.71%	10.16%	16.94%
1.07%	2.79%	10.47%	17.46%
1.07%	2.79%	10.47%	17.46%
1.15%	2.99%	11.22%	18.70%
1.25%	3.25%	12.21%	20.35%
0.76%	1.39%	6.36%	10.60%
0.75%	1.38%	6.31%	10.52%
0.69%	1.26%	5.77%	9.62%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	5.07%	22.56%	37.60%
0.00%	5.02%	22.33%	37.22%
0.00%	4.99%	22.18%	36.97%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
1	Residential Small site - low density	5	0.19	£0.05	-£0.07	-£0.07	-£0.07	-£0.09	-£0.11
2	Residential Small site - medium density	5	0.16	£0.04	-£0.07	-£0.07	-£0.07	-£0.09	-£0.11
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.29	-£0.29	-£0.30	-£0.32	-£0.33
4	Residential Small site - low density	10	0.37	£0.09	-£0.14	-£0.14	-£0.15	-£0.18	-£0.21
5	Residential Small site - medium density	10	0.32	£0.08	-£0.14	-£0.14	-£0.15	-£0.18	-£0.21
6	Residential Small site - higher density	10	0.30	£0.07	-£0.14	-£0.14	-£0.15	-£0.18	-£0.21
7	Residential Medium site - low density	25	0.93	£0.23	-£0.34	-£0.35	-£0.37	-£0.45	-£0.53
8	Residential Medium site - medium density	25	0.79	£0.20	-£0.34	-£0.35	-£0.37	-£0.45	-£0.53
9	Residential Medium site - higher density	25	0.75	£0.19	-£0.34	-£0.35	-£0.37	-£0.45	-£0.53
10	Residential Medium site - low density	50	1.85	£0.46	-£0.60	-£0.63	-£0.65	-£0.82	-£0.97
11	Residential Medium site - medium density	50	1.59	£0.39	-£0.60	-£0.63	-£0.65	-£0.82	-£0.97
12	Residential Medium site - higher density	50	1.50	£0.37	-£0.60	-£0.63	-£0.65	-£0.82	-£0.97
13	Residential Large site - low density	100	3.70	£0.91	-£1.38	-£1.43	-£1.48	-£1.82	-£2.11
14	Residential Large site - medium density	100	3.17	£0.78	-£1.38	-£1.43	-£1.48	-£1.82	-£2.11
15	Residential Large site - high density	100	3.00	£0.74	-£1.38	-£1.43	-£1.48	-£1.82	-£2.11
16	Residential Large site - low density	200	7.41	£1.83	-£2.97	-£3.06	-£3.16	-£3.82	-£4.39
17	Residential Large site - medium density	200	6.35	£1.57	-£2.97	-£3.06	-£3.16	-£3.82	-£4.39
18	Strategic scale site - low density	500	22.22	£5.49	-£20.29	-£20.50	-£20.83	-£22.35	-£23.72
19	Strategic scale site - medium density	500	19.05	£4.70	-£20.29	-£20.50	-£20.83	-£22.35	-£23.72
20	Strategic scale site - low density	750	33.33	£8.23	-£27.99	-£28.28	-£28.77	-£30.92	-£32.87
21	Strategic scale site - medium density	750	28.57	£7.06	-£27.99	-£28.28	-£28.77	-£30.92	-£32.87
22	Strategic scale site - medium density	1,500	57.14	£14.11	-£46.26	-£46.79	-£47.64	-£51.45	-£54.91
23	Strategic scale site - medium density	3,300	145.05	£35.83	-£80.48	-£81.48	-£83.10	-£90.31	-£96.86
24	Housing for Elderly (C3) - high density	40	0.50	£0.12	-£2.31	-£2.32	-£2.34	-£2.45	-£2.55
25	Housing for Elderly (C3) - high density	60	0.75	£0.19	-£3.48	-£3.51	-£3.53	-£3.70	-£3.85
26	Housing for Elderly (C2) extra care	70	0.87	£0.22	-£4.44	-£4.47	-£4.50	-£4.70	-£4.87
27	Retail (comparison)	-	0.33	£0.08	£3.64	£3.64	£3.61	£3.50	£3.41
28	Retail (comparison)	-	0.12	£0.03	£1.36	£1.36	£1.35	£1.31	£1.28
29	Retail (comparison)	-	0.83	£0.21	£9.09	£9.09	£9.02	£8.75	£8.52
30	Retail (convenience)	-	0.38

NORTH EAST LINCOLNSHIRE LOCAL PLAN VIABILITY TESTING Sales value (£ psm): £2,297 AH tenure (rent / SO): 80% 20% FHs: 0%

AH % 0%

BLVs	BLV per ha
Secondary offices	£1,027,075
Secondary retail	£500,000
Secondary industrial	£370,000
Cleared land (open storage)	£247,000

BLVs incorporate 20% premium

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES)

	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2	% change in residual land values resulting from policy change			
										EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
1	Residential Small site - low density	5	0.19	£0.19	-£0.023	-£0.026	-£0.028	-£0.045	-£0.060	9.73%	20.87%	95.35%	158.90%
2	Residential Small site - medium density	5	0.16	£0.16	-£0.023	-£0.026	-£0.028	-£0.045	-£0.060	9.73%	20.87%	95.35%	158.90%
3	Residential Small site - higher density (flats)	5	0.06	£0.06	-£0.251	-£0.254	-£0.257	-£0.277	-£0.294	0.90%	2.22%	10.16%	16.93%
4	Residential Small site - low density	10	0.37	£0.38	-£0.046	-£0.051	-£0.056	-£0.091	-£0.120	9.73%	20.87%	95.34%	158.91%
5	Residential Small site - medium density	10	0.32	£0.33	-£0.046	-£0.051	-£0.056	-£0.091	-£0.120	9.73%	20.87%	95.34%	158.91%
6	Residential Small site - higher density	10	0.30	£0.31	-£0.046	-£0.051	-£0.056	-£0.091	-£0.120	9.73%	20.87%	95.34%	158.91%
7	Residential Medium site - low density	25	0.93	£0.95	-£0.116	-£0.128	-£0.140	-£0.227	-£0.301	9.73%	20.87%	95.35%	158.91%
8	Residential Medium site - medium density	25	0.79	£0.82	-£0.116	-£0.128	-£0.140	-£0.227	-£0.301	9.73%	20.87%	95.35%	158.91%
9	Residential Medium site - higher density	25	0.75	£0.77	-£0.116	-£0.128	-£0.140	-£0.227	-£0.301	9.73%	20.87%	95.35%	158.91%
10	Residential Medium site - low density	50	1.85	£1.90	-£0.156	-£0.178	-£0.204	-£0.374	-£0.519	14.24%	30.55%	139.58%	232.64%
11	Residential Medium site - medium density	50	1.59	£1.63	-£0.156	-£0.178	-£0.204	-£0.374	-£0.519	14.24%	30.55%	139.58%	232.64%
12	Residential Medium site - higher density	50	1.50	£1.54	-£0.156	-£0.178	-£0.204	-£0.374	-£0.519	14.24%	30.55%	139.58%	232.64%
13	Residential Large site - low density	100	3.70	£3.80	-£0.503	-£0.547	-£0.598	-£0.938	-£1.227	8.82%	18.93%	86.47%	144.12%
14	Residential Large site - medium density	100	3.17	£3.26	-£0.503	-£0.547	-£0.598	-£0.938	-£1.227	8.82%	18.93%	86.47%	144.12%
15	Residential Large site - high density	100	3.00	£3.08	-£0.503	-£0.547	-£0.598	-£0.938	-£1.227	8.82%	18.93%	86.47%	144.12%
16	Residential Large site - low density	200	7.41	£7.61	-£1.270	-£1.356	-£1.454	-£2.113	-£2.681	6.73%	14.45%	66.35%	111.08%
17	Residential Large site - medium density	200	6.35	£6.52	-£1.270	-£1.356	-£1.454	-£2.113	-£2.681	6.73%	14.45%	66.35%	111.08%
18	Strategic scale site - low density	500	22.22	£22.82	-£16.038	-£16.248	-£16.587	-£18.100	-£19.474	1.31%	3.42%	12.85%	21.42%
19	Strategic scale site - medium density	500	19.05	£19.56	-£16.038	-£16.248	-£16.587	-£18.100	-£19.474	1.31%	3.42%	12.85%	21.42%
20	Strategic scale site - low density	750	33.33	£34.24	-£21.888	-£22.187	-£22.669	-£24.820	-£26.774	1.37%	3.57%	13.39%	22.32%
21	Strategic scale site - medium density	750	28.57	£29.34	-£21.888	-£22.187	-£22.669	-£24.820	-£26.774	1.37%	3.57%	13.39%	22.32%
22	Strategic scale site - medium density	1,500	57.14	£58.69	-£35.236	-£35.766	-£36.618	-£40.427	-£43.888	1.50%	3.92%	14.73%	24.55%
23	Strategic scale site - medium density	3,300	145.05	£148.98	-£59.128	-£60.131	-£61.744	-£68.955	-£75.507	1.70%	4.42%	16.62%	27.70%
24	Housing for Elderly (C3) - high density	40	0.50	£0.51	-£2.120	-£2.137	-£2.152	-£2.266	-£2.364	0.82%	1.52%	6.92%	11.54%
25	Housing for Elderly (C3) - high density	60	0.75	£0.77	-£3.206	-£3.232	-£3.254	-£3.426	-£3.572	0.81%	1.50%	6.86%	11.43%
26	Housing for Elderly (C2) extra care	70	0.87	£0.90	-£4.139	-£4.169	-£4.195	-£4.395	-£4.566	0.74%	1.35%	6.19%	10.32%
27	Retail (comparison)	-	0.33	£0.34	£3.637	£3.637	£3.606	£3.500	£3.408	0.00%	0.84%	3.78%	6.29%
28	Retail (comparison)	-	0.12	£0.13	£1.364	£1.364	£1.352	£1.312	£1.278	0.00%	0.84%	3.78%	6.29%
29	Retail (comparison)	-	0.83	£0.86	£9.092	£9.092	£9.015	£8.749	£8.520	0.00%	0.84%	3.78%	6.29%
30	Retail (convenience)	-	0.38	£0.39	£2.264	£2.264	£2.249	£2.200	£2.157	0.00%	0.63%	2.82%	4.70%
31	Retail (convenience)	-	1.00	£1.03	£6.036	£6.036	£5.999	£5.866	£5.753	0.00%	0.63%	2.82%	4.70%
32	Retail (convenience)	-	1.00	£1.03	£7.546	£7.546	£7.498	£7.333	£7.191	0.00%	0.63%	2.82%	4.70%
33	Offices	-	0.33	£0.34	-£4.338	-£4.338	-£4.399	-£4.614	-£4.798	0.00%	1.41%	6.37%	10.61%
34	Offices	-	0.22	£0.23	-£5.423	-£5.423	-£5.499	-£5.768	-£5.998	0.00%	1.41%	6.37%	10.61%
35	Offices	-	0.21	£0.21	-£6.507	-£6.507	-£6.599	-£6.921	-£7.198	0.00%	1.41%	6.37%	10.61%
36	Industrial (40% plot ratio)	-	1.00	£1.03	£0.393	£0.393	£0.373	£0.304	£0.245	0.00%	5.07%	22.56%	37.60%
37	Warehousing/logistics (50% plot ratio)	-	1.00	£1.03	£0.496	£0.496	£0.471	£0.385	£0.311	0.00%	5.02%	22.33%	37.22%
38	Warehousing/logistics (60% plot ratio)	-	1.00	£1.03	£0.599	£0.599	£0.569	£0.466	£0.378	0.00%	4.99%	22.18%	36.97%
39	Hotel (75 rooms)	-	0.11	£0.12	£0.063	£0.063	£0.031	-£0.083	-£0.181	0.00%	50.94%	232.07%	387.87%
40	Hotel (100 rooms)	-	0.11	£0.12	£0.084	£0.084	£0.041	-£0.111	-£0.242	0.00%	50.94%	232.07%	387.87%
41	Hotel (125 room)	-	0.11	£0.12	£0.105	£0.105	£0.051	-£0.139	-£0.302	0.00%	50.94%	232.07%	387.87%
42	Hotel (150 rooms)	-	0.68	£0.70	£0.126	£0.126	£0.062	-£0.166	-£0.363	0.00%	50.94%	232.07%	387.87%
43	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.516	-£2.604	-£2.680	0.00%	1.01%	4.54%	7.57%
44	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.516	-£2.604	-£2.680	0.00%	1.01%	4.54%	7.57%
45	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.516	-£2.604	-£2.680	0.00%	1.01%	4.54%	7.57%
46	Community use	-	0.40	£0.41	-£3.322	-£3.322	-£3.355	-£3.473	-£3.573	0.00%	1.01%	4.54%	7.57%
47	Community use	-	0.50	£0.51	-£4.152	-£4.152	-£4.194	-£4.341	-£4.466	0.00%	1.01%	4.54%	7.57%
48	Community use	-	0.60	£0.62	-£4.983	-£4.983	-£5.033	-£5.209	-£5.360	0.00%	1.01%	4.54%	7.57%

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2	% change in residual land values resulting from policy change			
										EVC	BNG (10%)	Carbon A+X	Carbon B+Y
1	Residential Small site - low density	5	0.19	£0.09	-£0.02	-£0.03	-£0.03	-£0.05	-£0.06	9.73%	20.87%	95.35%	158.90%
2	Residential Small site - medium density	5	0.16	£0.08	-£0.02	-£0.03	-£0.03	-£0.05	-£0.06	9.73%	20.87%	95.35%	158.90%
3	Residential Small site - higher density (flats)	5	0.06	£0.03	-£0.25	-£0.25	-£0.26	-£0.28	-£0.29	0.90%	2.22%	10.16%	16.93%
4	Residential Small site - low density	10	0.37	£0.19	-£0.05	-£0.05	-£0.06	-£0.09	-£0.12	9.73%	20.87%	95.34%	158.91%
5	Residential Small site - medium density	10	0.32	£0.16	-£0.05	-£0.05	-£0.06	-£0.09	-£0.12	9.73%	20.87%	95.34%	158.91%
6	Residential Small site - higher density	10	0.30	£0.15	-£0.05	-£0.05	-£0.06	-£0.09	-£0.12	9.73%	20.87%	95.34%	158.91%
7	Residential Medium site - low density	25	0.93	£0.46	-£0.12	-£0.13	-£0.14	-£0.23	-£0.30	9.73%	20.87%	95.35%	158.91%
8	Residential Medium site - medium density	25	0.79	£0.40	-£0.12	-£0.13	-£0.14	-£0.23	-£0.30	9.73%	20.87%	95.35%	158.91%
9	Residential Medium site - higher density	25	0.75	£0.38	-£0.12	-£0.13	-£0.14	-£0.23	-£0.30	9.73%	20.87%	95.35%	158.91%
10	Residential Medium site - low density	50	1.85	£0.93	-£0.16	-£0.18	-£0.20	-£0.37	-£0.52	14.24%	30.55%	139.58%	232.64%
11	Residential Medium site - medium density	50	1.59	£0.79	-£0.16	-£0.18	-£0.20	-£0.37	-£0.52	14.24%	30.55%	139.58%	232.64%
12	Residential Medium site - higher density	50	1.50	£0.75	-£0.16	-£0.18	-£0.20	-£0.37	-£0.52	14.24%	30.55%	139.58%	232.64%
13	Residential Large site - low density	100	3.70	£1.85	-£0.50	-£0.55	-£0.60	-£0.94	-£1.23	8.82%	18.93%	86.47%	144.12%
14	Residential Large site - medium density	100	3.17	£1.59	-£0.50	-£0.55	-£0.60	-£0.94	-£1.23	8.82%	18.93%	86.47%	144.12%
15	Residential Large site - high density	100	3.00	£1.50	-£0.50	-£0.55	-£0.60	-£0.94	-£1.23	8.82%	18.93%	86.47%	144.12%
16	Residential Large site - low density	200	7.41	£3.70	-£1.27	-£1.36	-£1.45	-£2.11	-£2.68	6.73%	14.45%	66.35%	111.08%
17	Residential Large site - medium density	200	6.35	£3.17	-£1.27	-£1.36	-£1.45	-£2.11	-£2.68	6.73%	14.45%	66.35%	111.08%
18	Strategic scale site - low density	500	22.22	£11.11	-£16.04	-£16.25	-£16.59	-£18.10	-£19.47	1.31%	3.42%	12.85%	21.42%
19	Strategic scale site - medium density	500	19.05	£9.52	-£16.04	-£16.25	-£16.59	-£18.10	-£19.47	1.31%	3.42%	12.85%	21.42%
20	Strategic scale site - low density	750	33.33	£16.67	-£21.89	-£22.19	-£22.67	-£24.82	-£26.77	1.37%	3.57%	13.39%	22.32%
21	Strategic scale site - medium density	750	28.57	£14.29	-£21.89	-£22.19	-£22.67	-£24.82	-£26.77	1.37%	3.57%	13.39%	22.32%
22	Strategic scale site - medium density	1,500	57.14	£28.57	-£35.24	-£35.77	-£36.62	-£40.43	-£43.89	1.50%	3.92%	14.73%	24.55%
23	Strategic scale site - medium density	3,300	145.05	£72.53	-£59.13	-£60.13	-£61.74	-£68.96	-£75.51	1.70%	4.42%	16.62%	27.70%
24	Housing for Elderly (C3) - high density	40	0.50	£0.25	-£2.12	-£2.14	-£2.15	-£2.27	-£2.36	0.82%	1.52%	6.92%	11.54%
25	Housing for Elderly (C3) - high density	60	0.75	£0.37	-£3.21	-£3.23	-£3.25	-£3.43	-£3.57	0.81%	1.50%	6.86%	11.43%
26	Housing for Elderly (C2) extra care	70	0.87	£0.44	-£4.14	-£4.17	-£4.20	-£4.40	-£4.57	0.74%	1.35%	6.19%	10.32%
27	Retail (comparison)	-	0.33	£0.17	£3.64	£3.64	£3.61	£3.50	£3.41	0.00%	0.84%	3.78%	6.29%
28	Retail (comparison)	-	0.12	£0.06	£1.36	£1.36	£1.35	£1.31	£1.28	0.00%	0.84%	3.78%	6.29%
29	Retail (comparison)	-	0.83	£0.42	£9.09	£9.09	£9.02	£8.75	£8.52	0.00%	0.84%	3.78%	6.29%
30	Retail (convenience)	-	0.38	£0.19	£2.26	£2.26	£2.25	£2.20	£2.16	0.00%	0.63%	2.82%	4.70%
31	Retail (convenience)	-	1.00	£0.50	£6.04	£6.04	£6.00	£5.87	£5.75	0.00%	0.63%	2.82%	4.70%
32	Retail (convenience)	-	1.00	£0.50	£7.55	£7.55	£7.50	£7.33	£7.19	0.00%	0.63%	2.82%	4.70%
33	Offices	-	0.33	£0.17	-£4.34	-£4.34	-£4.40	-£4.61	-£4.80	0.00%	1.41%	6.37%	10.61%
34	Offices	-	0.22	£0.11	-£5.42	-£5.42	-£5.50	-£5.77	-£6.00	0.00%	1.41%	6.37%	10.61%
35	Offices	-	0.21	£0.10	-£6.51	-£6.51	-£6.60	-£6.92	-£7.20	0.00%	1.41%	6.37%	10.61%
36	Industrial (40% plot ratio)	-	1.00	£0.50	£0.39	£0.39	£0.37	£0.30	£0.25	0.00%	5.07%	22.56%	37.60%
37	Warehousing/logistics (50% plot ratio)	-	1.00	£0.50	£0.50	£0.50	£0.47	£0.39	£0.31	0.00%	5.02%	22.33%	37.22%
38	Warehousing/logistics (60% plot ratio)	-	1.00	£0.50	£0.60	£0.60	£0.57	£0.47	£0.38	0.00%	4.99%	22.18%	36.97%
39	Hotel (75 rooms)	-	0.11	£0.06	£0.06	£0.06	£0.03	-£0.08	-£0.18	0.00%	50.94%	232.07%	387.87%
40	Hotel (100 rooms)	-	0.11	£0.06	£0.08	£0.08	£0.04	-£0.11	-£0.24	0.00%	50.94%	232.07%	387.87%
41	Hotel (125 room)	-	0.11	£0.06	£0.10	£0.10	£0.05	-£0.14	-£0.30	0.00%	50.94%	232.07%	387.87%
42	Hotel (150 rooms)	-	0.68	£0.34	£0.13	£0.13	£0.06	-£0.17	-£0.36	0.00%	50.94%	232.07%	387.87%
43	Leisure use	-	0.30	£0.15	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68	0.00%	1.01%	4.54%	7.57%
44	Leisure use	-	0.30	£0.15	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68	0.00%	1.01%	4.54%	7.57%
45	Leisure use	-	0.30	£0.15	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68	0.00%	1.01%	4.54%	7.57%
46	Community use	-	0.40	£0.20	-£3.32	-£3.32	-£3.36	-£3.47	-£3.57	0.00%	1.01%	4.54%	7.57%
47	Community use	-	0.50	£0.25	-£4.15	-£4.15	-£4.19	-£4.34	-£4.47	0.00%	1.01%	4.54%	7.57%
48	Community use	-	0.60	£0.30	-£4.98	-£4.98	-£5.03	-£5.21	-£5.36	0.00%	1.01%	4.54%	7.57%

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2	% change in residual land values resulting from policy change			
										EVC	BNG (10%)	Carbon A+X	Carbon B+Y
1	Residential Small site - low density	5	0.19	£0.07	-£0.02	-£0.03	-£0.03	-£0.05	-£0.06	9.73%	20.87%	95.35%	158.90%
2	Residential Small site - medium density	5	0.16	£0.06	-£0.02	-£0.03	-£0.03	-£0.05	-£0.06	9.73%	20.87%	95.35%	158.90%
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.25	-£0.25	-£0.26	-£0.28	-£0.29	0.90%	2.22%	10.16%	16.93%
4	Residential Small site - low density	10	0.37	£0.14	-£0.05	-£0.05	-£0.06	-£0.09	-£0.12	9.73%	20.87%	95.34%	158.91%
5	Residential Small site - medium density	10	0.32	£0.12	-£0.05	-£0.05	-£0.06	-£0.09	-£0.12	9.73%	20.87%	95.34%	158.91%
6	Residential Small site - higher density	10	0.30	£0.11	-£0.05	-£0.05	-£0.06	-£0.09	-£0.12	9.73%	20.87%	95.34%	158.91%
7	Residential Medium site - low density	25	0.93	£0.34	-£0.12	-£0.13	-£0.14	-£0.23	-£0.30	9.73%	20.87%	95.35%	158.91%
8	Residential Medium site - medium density	25	0.79	£0.29	-£0.12	-£0.13	-£0.14	-£0.23	-£0.30	9.73%	20.87%	95.35%	158.91%
9	Residential Medium site - higher density	25	0.75	£0.28	-£0.12	-£0.13	-£0.14	-£0.23	-£0.30	9.73%	20.87%	95.35%	158.91%
10	Residential Medium site - low density	50	1.85	£0.69	-£0.16	-£0.18	-£0.20	-£0.37	-£0.52	14.24%	30.55%	139.58%	232.64%
11	Residential Medium site - medium density	50	1.59	£0.59	-£0.16	-£0.18	-£0.20	-£0.37	-£0.52	14.24%	30.55%	139.58%	232.64%
12	Residential Medium site - higher density	50	1.50	£0.56	-£0.16	-£0.18	-£0.20	-£0.37	-£0.52	14.24%	30.55%	139.58%	232.64%
13	Residential Large site - low density	100	3.70	£1.37	-£0.50	-£0.55	-£0.60	-£0.94	-£1.23	8.82%	18.93%	86.47%	144.12%
14	Residential Large site - medium density	100	3.17	£1.17	-£0.50	-£0.55	-£0.60	-£0.94	-£1.23	8.82%	18.93%	86.47%	144.12%
15	Residential Large site - high density	100	3.00	£1.11	-£0.50	-£0.55	-£0.60	-£0.94	-£1.23	8.82%	18.93%	86.47%	144.12%
16	Residential Large site - low density	200	7.41	£2.74	-£1.27	-£1.36	-£1.45	-£2.11	-£2.68	6.73%	14.45%	66.35%	111.08%
17	Residential Large site - medium density	200	6.35	£2.35	-£1.27	-£1.36	-£1.45	-£2.11	-£2.68	6.73%	14.45%	66.35%	111.08%
18	Strategic scale site - low density	500	22.22	£8.22	-£16.04	-£16.25	-£16.59	-£18.10	-£19.47	1.31%	3.42%	12.85%	21.42%
19	Strategic scale site - medium density	500	19.05	£7.05	-£16.04	-£16.25	-£16.59	-£18.10	-£19.47	1.31%	3.42%	12.85%	21.42%
20	Strategic scale site - low density	750	33.33	£12.33	-£21.89	-£22.19	-£22.67	-£24.82	-£26.77	1.37%	3.57%	13.39%	22.32%
21	Strategic scale site - medium density	750	28.57	£10.57	-£21.89	-£22.19	-£22.67	-£24.82	-£26.77	1.37%	3.57%	13.39%	22.32%
22	Strategic scale site - medium density	1,500	57.14	£21.14	-£35.24	-£35.77	-£36.62	-£40.43	-£43.89	1.50%	3.92%	14.73%	24.55%
23	Strategic scale site - medium density	3,300	145.05	£53.67	-£59.13	-£60.13	-£61.74	-£68.96	-£75.51	1.70%	4.42%	16.62%	27.70%
24	Housing for Elderly (C3) - high density	40	0.50	£0.18	-£2.12	-£2.14	-£2.15	-£2.27	-£2.36	0.82%	1.52%	6.92%	11.54%
25	Housing for Elderly (C3) - high density	60	0.75	£0.28	-£3.21	-£3.23	-£3.25	-£3.43	-£3.57	0.81%	1.50%	6.86%	11.43%
26	Housing for Elderly (C2) extra care	70	0.87	£0.32	-£4.14	-£4.17	-£4.20	-£4.40	-£4.57	0.74%	1.35%	6.19%	10.32%
27	Retail (comparison)	-	0.33	£0.12	£3.64	£3.64	£3.61	£3.50	£3.41	0.00%	0.84%	3.78%	6.29%
28	Retail (comparison)	-	0.12	£0.05	£1.36	£1.36	£1.35	£1.31	£1.28	0.00%	0.84%	3.78%	6.29%
29	Retail (comparison)	-	0.83	£0.31	£9.09	£9.09	£9.02	£8.75	£8.52	0.00%	0.84%	3.78%	6.29%
30	Retail (convenience)	-	0.38	£0.14	£2.26	£2.26	£2.25	£2.20	£2.16	0.00%	0.63%	2.82%	4.70%
31	Retail (convenience)	-	1.00	£0.37	£6.04	£6.04	£6.00	£5.87	£5.75	0.00%	0.63%	2.82%	4.70%
32	Retail (convenience)	-	1.00	£0.37	£7.55	£7.55	£7.50	£7.33	£7.19	0.00%	0.63%	2.82%	4.70%
33	Offices	-	0.33	£0.12	-£4.34	-£4.34	-£4.40	-£4.61	-£4.80	0.00%	1.41%	6.37%	10.61%
34	Offices	-	0.22	£0.08	-£5.42	-£5.42	-£5.50	-£5.77	-£6.00	0.00%	1.41%	6.37%	10.61%
35	Offices	-	0.21	£0.08	-£6.51	-£6.51	-£6.60	-£6.92	-£7.20	0.00%	1.41%	6.37%	10.61%
36	Industrial (40% plot ratio)	-	1.00	£0.37	£0.39	£0.39	£0.37	£0.30	£0.25	0.00%	5.07%	22.56%	37.60%
37	Warehousing/logistics (50% plot ratio)	-	1.00	£0.37	£0.50	£0.50	£0.47	£0.39	£0.31	0.00%	5.02%	22.33%	37.22%
38	Warehousing/logistics (60% plot ratio)	-	1.00	£0.37	£0.60	£0.60	£0.57	£0.47	£0.38	0.00%	4.99%	22.18%	36.97%
39	Hotel (75 rooms)	-	0.11	£0.04	£0.06	£0.06	£0.03	-£0.08	-£0.18	0.00%	50.94%	232.07%	387.87%
40	Hotel (100 rooms)	-	0.11	£0.04	£0.08	£0.08	£0.04	-£0.11	-£0.24	0.00%	50.94%	232.07%	387.87%
41	Hotel (125 room)	-	0.11	£0.04	£0.10	£0.10	£0.05	-£0.14	-£0.30	0.00%	50.94%	232.07%	387.87%
42	Hotel (150 rooms)	-	0.68	£0.25	£0.13	£0.13	£0.06	-£0.17	-£0.36	0.00%	50.94%	232.07%	387.87%
43	Leisure use	-	0.30	£0.11	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68	0.00%	1.01%	4.54%	7.57%
44	Leisure use	-	0.30	£0.11	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68	0.00%	1.01%	4.54%	7.57%
45	Leisure use	-	0.30	£0.11	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68	0.00%	1.01%	4.54%	7.57%
46	Community use	-	0.40	£0.15	-£3.32	-£3.32	-£3.36	-£3.47	-£3.57	0.00%	1.01%	4.54%	7.57%
47	Community use	-	0.50	£0.18	-£4.15	-£4.15	-£4.19	-£4.34	-£4.47	0.00%	1.01%	4.54%	7.57%
48	Community use	-	0.60	£0.22	-£4.98	-£4.98	-£5.03	-£5.21	-£5.36	0.00%	1.01%	4.54%	7.57%

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2	% change in residual land values resulting from policy change			
										EVC	BNG (10%)	Carbon A+X	Carbon B+Y
1	Residential Small site - low density	5	0.19	£0.05	-£0.02	-£0.03	-£0.03	-£0.05	-£0.06	9.73%	20.87%	95.35%	158.90%
2	Residential Small site - medium density	5	0.16	£0.04	-£0.02	-£0.03	-£0.03	-£0.05	-£0.06	9.73%	20.87%	95.35%	158.90%
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.25	-£0.25	-£0.26	-£0.28	-£0.29	0.90%	2.22%	10.16%	16.93%
4	Residential Small site - low density	10	0.37	£0.09	-£0.05	-£0.05	-£0.06	-£0.09	-£0.12	9.73%	20.87%	95.34%	158.91%
5	Residential Small site - medium density	10	0.32	£0.08	-£0.05	-£0.05	-£0.06	-£0.09	-£0.12	9.73%	20.87%	95.34%	158.91%
6	Residential Small site - higher density	10	0.30	£0.07	-£0.05	-£0.05	-£0.06	-£0.09	-£0.12	9.73%	20.87%	95.34%	158.91%
7	Residential Medium site - low density	25	0.93	£0.23	-£0.12	-£0.13	-£0.14	-£0.23	-£0.30	9.73%	20.87%	95.35%	158.91%
8	Residential Medium site - medium density	25	0.79	£0.20	-£0.12	-£0.13	-£0.14	-£0.23	-£0.30	9.73%	20.87%	95.35%	158.91%
9	Residential Medium site - higher density	25	0.75	£0.19	-£0.12	-£0.13	-£0.14	-£0.23	-£0.30	9.73%	20.87%	95.35%	158.91%
10	Residential Medium site - low density	50	1.85	£0.46	-£0.16	-£0.18	-£0.20	-£0.37	-£0.52	14.24%	30.55%	139.58%	232.64%
11	Residential Medium site - medium density	50	1.59	£0.39	-£0.16	-£0.18	-£0.20	-£0.37	-£0.52	14.24%	30.55%	139.58%	232.64%
12	Residential Medium site - higher density	50	1.50	£0.37	-£0.16	-£0.18	-£0.20	-£0.37	-£0.52	14.24%	30.55%	139.58%	232.64%
13	Residential Large site - low density	100	3.70	£0.91	-£0.50	-£0.55	-£0.60	-£0.94	-£1.23	8.82%	18.93%	86.47%	144.12%
14	Residential Large site - medium density	100	3.17	£0.78	-£0.50	-£0.55	-£0.60	-£0.94	-£1.23	8.82%	18.93%	86.47%	144.12%
15	Residential Large site - high density	100	3.00	£0.74	-£0.50	-£0.55	-£0.60	-£0.94	-£1.23	8.82%	18.93%	86.47%	144.12%
16	Residential Large site - low density	200	7.41	£1.83	-£1.27	-£1.36	-£1.45	-£2.11	-£2.68	6.73%	14.45%	66.35%	111.08%
17	Residential Large site - medium density	200	6.35	£1.57	-£1.27	-£1.36	-£1.45	-£2.11	-£2.68	6.73%	14.45%	66.35%	111.08%
18	Strategic scale site - low density	500	22.22	£5.49	-£16.04	-£16.25	-£16.59	-£18.10	-£19.47	1.31%	3.42%	12.85%	21.42%
19	Strategic scale site - medium density	500	19.05	£4.70	-£16.04	-£16.25	-£16.59	-£18.10	-£19.47	1.31%	3.42%	12.85%	21.42%
20	Strategic scale site - low density	750	33.33	£8.23	-£21.89	-£22.19	-£22.67	-£24.82	-£26.77	1.37%	3.57%	13.39%	22.32%
21	Strategic scale site - medium density	750	28.57	£7.06	-£21.89	-£22.19	-£22.67	-£24.82	-£26.77	1.37%	3.57%	13.39%	22.32%
22	Strategic scale site - medium density	1,500	57.14	£14.11	-£35.24	-£35.77	-£36.62	-£40.43	-£43.89	1.50%	3.92%	14.73%	24.55%
23	Strategic scale site - medium density	3,300	145.05	£35.83	-£59.13	-£60.13	-£61.74	-£68.96	-£75.51	1.70%	4.42%	16.62%	27.70%
24	Housing for Elderly (C3) - high density	40	0.50	£0.12	-£2.12	-£2.14	-£2.15	-£2.27

NORTH EAST LINCOLNSHIRE LOCAL PLAN VIABILITY TESTING

Sales value (£ psm): £2,431 | AH tenure (rent / SO): 80% 20% | AH % 0% | FHs: 0%

BLVs	BLV per ha
Secondary offices	£1,027,075
Secondary retail	£500,000
Secondary industrial	£370,000
Cleared land (open storage)	£247,000

BLVs incorporate 20% premium

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES)

	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
1	Residential Small site - low density	5	0.19	£0.19	£0.021	£0.019	£0.017	-£0.000	-£0.015
2	Residential Small site - medium density	5	0.16	£0.16	£0.021	£0.019	£0.017	-£0.000	-£0.015
3	Residential Small site - higher density (flats)	5	0.06	£0.06	-£0.213	-£0.215	-£0.219	-£0.238	-£0.256
4	Residential Small site - low density	10	0.37	£0.38	£0.043	£0.038	£0.033	-£0.001	-£0.030
5	Residential Small site - medium density	10	0.32	£0.33	£0.043	£0.038	£0.033	-£0.001	-£0.030
6	Residential Small site - higher density	10	0.30	£0.31	£0.043	£0.038	£0.033	-£0.001	-£0.030
7	Residential Medium site - low density	25	0.93	£0.95	£0.107	£0.096	£0.083	-£0.002	-£0.076
8	Residential Medium site - medium density	25	0.79	£0.82	£0.107	£0.096	£0.083	-£0.002	-£0.076
9	Residential Medium site - higher density	25	0.75	£0.77	£0.107	£0.096	£0.083	-£0.002	-£0.076
10	Residential Medium site - low density	50	1.85	£1.90	£0.286	£0.265	£0.240	£0.072	-£0.072
11	Residential Medium site - medium density	50	1.59	£1.63	£0.286	£0.265	£0.240	£0.072	-£0.072
12	Residential Medium site - higher density	50	1.50	£1.54	£0.286	£0.265	£0.240	£0.072	-£0.072
13	Residential Large site - low density	100	3.70	£3.80	£0.372	£0.329	£0.279	-£0.056	-£0.346
14	Residential Large site - medium density	100	3.17	£3.26	£0.372	£0.329	£0.279	-£0.056	-£0.346
15	Residential Large site - high density	100	3.00	£3.08	£0.372	£0.329	£0.279	-£0.056	-£0.346
16	Residential Large site - low density	200	7.41	£7.61	£0.405	£0.321	£0.225	-£0.426	-£0.985
17	Residential Large site - medium density	200	6.35	£6.52	£0.405	£0.321	£0.225	-£0.426	-£0.985
18	Strategic scale site - low density	500	22.22	£22.82	-£11.791	-£12.001	-£12.339	-£13.852	-£15.227
19	Strategic scale site - medium density	500	19.05	£19.56	-£11.791	-£12.001	-£12.339	-£13.852	-£15.227
20	Strategic scale site - low density	750	33.33	£34.24	-£15.791	-£16.090	-£16.572	-£18.723	-£20.677
21	Strategic scale site - medium density	750	28.57	£29.34	-£15.791	-£16.090	-£16.572	-£18.723	-£20.677
22	Strategic scale site - medium density	1,500	57.14	£58.69	-£24.284	-£24.793	-£25.618	-£29.407	-£32.868
23	Strategic scale site - medium density	3,300	145.05	£148.98	-£38.526	-£39.396	-£40.815	-£47.603	-£54.155
24	Housing for Elderly (C3) - high density	40	0.50	£0.51	-£1.933	-£1.950	-£1.965	-£2.079	-£2.177
25	Housing for Elderly (C3) - high density	60	0.75	£0.77	-£2.928	-£2.954	-£2.976	-£3.148	-£3.294
26	Housing for Elderly (C2) extra care	70	0.87	£0.90	-£3.838	-£3.869	-£3.895	-£4.095	-£4.265
27	Retail (comparison)	-	0.33	£0.34	£3.637	£3.637	£3.606	£3.500	£3.408
28	Retail (comparison)	-	0.12	£0.13	£1.364	£1.364	£1.352	£1.312	£1.278
29	Retail (comparison)	-	0.83	£0.86	£9.092	£9.092	£9.015	£8.749	£8.520
30	Retail (convenience)	-	0.38	£0.39	£2.264	£2.264	£2.249	£2.200	£2.157
31	Retail (convenience)	-	1.00	£1.03	£6.036	£6.036	£5.999	£5.866	£5.753
32	Retail (convenience)	-	1.00	£1.03	£7.546	£7.546	£7.498	£7.333	£7.191
33	Offices	-	0.33	£0.34	-£4.338	-£4.338	-£4.399	-£4.614	-£4.798
34	Offices	-	0.22	£0.23	-£5.423	-£5.423	-£5.499	-£5.768	-£5.998
35	Offices	-	0.21	£0.21	-£6.507	-£6.507	-£6.599	-£6.921	-£7.198
36	Industrial (40% plot ratio)	-	1.00	£1.03	£0.393	£0.393	£0.373	£0.304	£0.245
37	Warehousing/logistics (50% plot ratio)	-	1.00	£1.03	£0.496	£0.496	£0.471	£0.385	£0.311
38	Warehousing/logistics (60% plot ratio)	-	1.00	£1.03	£0.599	£0.599	£0.569	£0.466	£0.378
39	Hotel (75 rooms)	-	0.11	£0.12	£0.063	£0.063	£0.031	-£0.083	-£0.181
40	Hotel (100 rooms)	-	0.11	£0.12	£0.084	£0.084	£0.041	-£0.111	-£0.242
41	Hotel (125 room)	-	0.11	£0.12	£0.105	£0.105	£0.051	-£0.139	-£0.302
42	Hotel (150 rooms)	-	0.68	£0.70	£0.126	£0.126	£0.062	-£0.166	-£0.363
43	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.516	-£2.604	-£2.680
44	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.516	-£2.604	-£2.680
45	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.516	-£2.604	-£2.680
46	Community use	-	0.40	£0.41	-£3.322	-£3.322	-£3.355	-£3.473	-£3.573
47	Community use	-	0.50	£0.51	-£4.152	-£4.152	-£4.194	-£4.341	-£4.466
48	Community use	-	0.60	£0.62	-£4.983	-£4.983	-£5.033	-£5.209	-£5.360

% change in residual land values resulting from policy change

EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
10.37%	22.24%	101.64%	170.49%
10.37%	22.24%	101.64%	170.49%
1.06%	2.62%	11.99%	19.98%
10.37%	22.24%	101.64%	170.49%
10.37%	22.24%	101.64%	170.49%
10.37%	22.24%	101.64%	170.49%
10.37%	22.24%	101.64%	170.49%
10.37%	22.24%	101.64%	170.49%
10.37%	22.24%	101.64%	170.49%
7.64%	16.38%	74.83%	125.12%
7.64%	16.38%	74.83%	125.12%
7.64%	16.38%	74.83%	125.12%
11.72%	25.14%	115.10%	192.92%
11.72%	25.14%	115.10%	192.92%
11.72%	25.14%	115.10%	192.92%
20.76%	44.53%	205.13%	342.97%
20.76%	44.53%	205.13%	342.97%
1.78%	4.65%	17.48%	29.14%
1.78%	4.65%	17.48%	29.14%
1.89%	4.94%	18.56%	30.94%
1.89%	4.94%	18.56%	30.94%
2.09%	5.49%	21.09%	35.35%
2.26%	5.94%	23.56%	40.57%
0.90%	1.66%	7.59%	12.65%
0.89%	1.64%	7.51%	12.52%
0.79%	1.46%	6.67%	11.12%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	5.07%	22.56%	37.60%
0.00%	5.02%	22.33%	37.22%
0.00%	4.99%	22.18%	36.97%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
1	Residential Small site - low density	5	0.19	£0.09	£0.02	£0.02	£0.02	-£0.00	-£0.02
2	Residential Small site - medium density	5	0.16	£0.08	£0.02	£0.02	£0.02	-£0.00	-£0.02
3	Residential Small site - higher density (flats)	5	0.06	£0.03	-£0.21	-£0.22	-£0.22	-£0.24	-£0.26
4	Residential Small site - low density	10	0.37	£0.19	£0.04	£0.04	£0.03	-£0.00	-£0.03
5	Residential Small site - medium density	10	0.32	£0.16	£0.04	£0.04	£0.03	-£0.00	-£0.03
6	Residential Small site - higher density	10	0.30	£0.15	£0.04	£0.04	£0.03	-£0.00	-£0.03
7	Residential Medium site - low density	25	0.93	£0.46	£0.11	£0.10	£0.08	-£0.00	-£0.08
8	Residential Medium site - medium density	25	0.79	£0.40	£0.11	£0.10	£0.08	-£0.00	-£0.08
9	Residential Medium site - higher density	25	0.75	£0.38	£0.11	£0.10	£0.08	-£0.00	-£0.08
10	Residential Medium site - low density	50	1.85	£0.93	£0.29	£0.26	£0.24	£0.07	-£0.07
11	Residential Medium site - medium density	50	1.59	£0.79	£0.29	£0.26	£0.24	£0.07	-£0.07
12	Residential Medium site - higher density	50	1.50	£0.75	£0.29	£0.26	£0.24	£0.07	-£0.07
13	Residential Large site - low density	100	3.70	£1.85	£0.37	£0.33	£0.28	-£0.06	-£0.35
14	Residential Large site - medium density	100	3.17	£1.59	£0.37	£0.33	£0.28	-£0.06	-£0.35
15	Residential Large site - high density	100	3.00	£1.50	£0.37	£0.33	£0.28	-£0.06	-£0.35
16	Residential Large site - low density	200	7.41	£3.70	£0.41	£0.32	£0.22	-£0.43	-£0.99
17	Residential Large site - medium density	200	6.35	£3.17	£0.41	£0.32	£0.22	-£0.43	-£0.99
18	Strategic scale site - low density	500	22.22	£11.11	-£11.79	-£12.00	-£12.34	-£13.85	-£15.23
19	Strategic scale site - medium density	500	19.05	£9.52	-£11.79	-£12.00	-£12.34	-£13.85	-£15.23
20	Strategic scale site - low density	750	33.33	£16.67	-£15.79	-£16.09	-£16.57	-£18.72	-£20.68
21	Strategic scale site - medium density	750	28.57	£14.29	-£15.79	-£16.09	-£16.57	-£18.72	-£20.68
22	Strategic scale site - medium density	1,500	57.14	£28.57	-£24.28	-£24.79	-£25.62	-£29.41	-£32.87
23	Strategic scale site - medium density	3,300	145.05	£72.53	-£38.53	-£39.40	-£40.82	-£47.60	-£54.16
24	Housing for Elderly (C3) - high density	40	0.50	£0.25	-£1.93	-£1.95	-£1.96	-£2.08	-£2.18
25	Housing for Elderly (C3) - high density	60	0.75	£0.37	-£2.93	-£2.95	-£2.98	-£3.15	-£3.29
26	Housing for Elderly (C2) extra care	70	0.87	£0.44	-£3.84	-£3.87	-£3.89	-£4.09	-£4.27
27	Retail (comparison)	-	0.33	£0.17	£3.64	£3.64	£3.61	£3.50	£3.41
28	Retail (comparison)	-	0.12	£0.06	£1.36	£1.36	£1.35	£1.31	£1.28
29	Retail (comparison)	-	0.83	£0.42	£9.09	£9.09	£9.02	£8.75	£8.52
30	Retail (convenience)	-	0.38	£0.19	£2.26	£2.26	£2.25	£2.20	£2.16
31	Retail (convenience)	-	1.00	£0.50	£6.04	£6.04	£6.00	£5.87	£5.75
32	Retail (convenience)	-	1.00	£0.50	£7.55	£7.55	£7.50	£7.33	£7.19
33	Offices	-	0.33	£0.17	-£4.34	-£4.34	-£4.40	-£4.61	-£4.80
34	Offices	-	0.22	£0.11	-£5.42	-£5.42	-£5.50	-£5.77	-£6.00
35	Offices	-	0.21	£0.10	-£6.51	-£6.51	-£6.60	-£6.92	-£7.20
36	Industrial (40% plot ratio)	-	1.00	£0.50	£0.39	£0.39	£0.37	£0.30	£0.25
37	Warehousing/logistics (50% plot ratio)	-	1.00	£0.50	£0.50	£0.50	£0.47	£0.39	£0.31
38	Warehousing/logistics (60% plot ratio)	-	1.00	£0.50	£0.60	£0.60	£0.57	£0.47	£0.38
39	Hotel (75 rooms)	-	0.11	£0.06	£0.06	£0.06	£0.03	-£0.08	-£0.18
40	Hotel (100 rooms)	-	0.11	£0.06	£0.08	£0.08	£0.04	-£0.11	-£0.24
41	Hotel (125 room)	-	0.11	£0.06	£0.10	£0.10	£0.05	-£0.14	-£0.30
42	Hotel (150 rooms)	-	0.68	£0.34	£0.13	£0.13	£0.06	-£0.17	-£0.36
43	Leisure use	-	0.30	£0.15	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
44	Leisure use	-	0.30	£0.15	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
45	Leisure use	-	0.30	£0.15	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
46	Community use	-	0.40	£0.20	-£3.32	-£3.32	-£3.36	-£3.47	-£3.57
47	Community use	-	0.50	£0.25	-£4.15	-£4.15	-£4.19	-£4.34	-£4.47
48	Community use	-	0.60	£0.30	-£4.98	-£4.98	-£5.03	-£5.21	-£5.36

% change in residual land values resulting from policy change

EVC	BNG (10%)	Carbon A+X	Carbon B+Y
10.37%	22.24%	101.64%	170.49%
10.37%	22.24%	101.64%	170.49%
1.06%	2.62%	11.99%	19.98%
10.37%	22.24%	101.64%	170.49%
10.37%	22.24%	101.64%	170.49%
10.37%	22.24%	101.64%	170.49%
10.37%	22.24%	101.64%	170.49%
10.37%	22.24%	101.64%	170.49%
10.37%	22.24%	101.64%	170.49%
7.64%	16.38%	74.83%	125.12%
7.64%	16.38%	74.83%	125.12%
7.64%	16.38%	74.83%	125.12%
11.72%	25.14%	115.10%	192.92%
11.72%	25.14%	115.10%	192.92%
11.72%	25.14%	115.10%	192.92%
20.76%	44.53%	205.13%	342.97%
20.76%	44.53%	205.13%	342.97%
1.78%	4.65%	17.48%	29.14%
1.78%	4.65%	17.48%	29.14%
1.89%	4.94%	18.56%	30.94%
1.89%	4.94%	18.56%	30.94%
2.09%	5.49%	21.09%	35.35%
2.26%	5.94%	23.56%	40.57%
0.90%	1.66%	7.59%	12.65%
0.89%	1.64%	7.51%	12.52%
0.79%	1.46%	6.67%	11.12%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	5.07%	22.56%	37.60%
0.00%	5.02%	22.33%	37.22%
0.00%	4.99%	22.18%	36.97%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
1	Residential Small site - low density	5	0.19	£0.07	£0.02	£0.02	£0.02	-£0.00	-£0.02
2	Residential Small site - medium density	5	0.16	£0.06	£0.02	£0.02	£0.02	-£0.00	-£0.02
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.21	-£0.22	-£0.22	-£0.24	-£0.26
4	Residential Small site - low density	10	0.37	£0.14	£0.04	£0.04	£0.03	-£0.00	-£0.03
5	Residential Small site - medium density	10	0.32	£0.12	£0.04	£0.04	£0.03	-£0.00	-£0.03
6	Residential Small site - higher density	10	0.30	£0.11	£0.04	£0.04	£0.03	-£0.00	-£0.03
7	Residential Medium site - low density	25	0.93	£0.34	£0.11	£0.10	£0.08	-£0.00	-£0.08
8	Residential Medium site - medium density	25	0.79	£0.29	£0.11	£0.10	£0.08	-£0.00	-£0.08
9	Residential Medium site - higher density	25	0.75	£0.28	£0.11	£0.10	£0.08	-£0.00	-£0.08
10	Residential Medium site - low density	50	1.85	£0.69	£0.29	£0.26	£0.24	£0.07	-£0.07
11	Residential Medium site - medium density	50	1.59	£0.59	£0.29	£0.26	£0.24	£0.07	-£0.07
12	Residential Medium site - higher density	50	1.50	£0.56	£0.29	£0.26	£0.24	£0.07	-£0.07
13	Residential Large site - low density	100	3.70	£1.37	£0.37	£0.33	£0.28	-£0.06	-£0.35
14	Residential Large site - medium density	100	3.17	£1.17	£0.37	£0.33	£0.28	-£0.06	-£0.35
15	Residential Large site - high density	100	3.00	£1.11	£0.37	£0.33	£0.28	-£0.06	-£0.35
16	Residential Large site - low density	200	7.41	£2.74	£0.41	£0.32	£0.22	-£0.43	-£0.99
17	Residential Large site - medium density	200	6.35	£2.35	£0.41	£0.32	£0.22	-£0.43	-£0.99
18	Strategic scale site - low density	500	22.22	£8.22	-£11.79	-£12.00	-£12.34	-£13.85	-£15.23
19	Strategic scale site - medium density	500	19.05	£7.05	-£11.79	-£12.00	-£12.34	-£13.85	-£15.23
20	Strategic scale site - low density	750	33.33	£12.33	-£15.79	-£16.09	-£16.57	-£18.72	-£20.68
21	Strategic scale site - medium density	750	28.57	£10.57	-£15.79	-£16.09	-£16.57	-£18.72	-£20.68
22	Strategic scale site - medium density	1,500	57.14	£21.14	-£24.28	-£24.79	-£25.62	-£29.41	-£32.87
23	Strategic scale site - medium density	3,300	145.05	£53.67	-£38.53	-£39.40	-£40.82	-£47.60	-£54.16
24	Housing for Elderly (C3) - high density	40	0.50	£0.18	-£1.93	-£1.95	-£1.96	-£2.08	-£2.18
25	Housing for Elderly (C3) - high density	60	0.75	£0.28	-£2.93	-£2.95	-£2.98	-£3.15	-£3.29
26	Housing for Elderly (C2) extra care	70	0.87	£0.32	-£3.84	-£3.87	-£3.89	-£4.09	-£4.27
27	Retail (comparison)	-	0.33	£0.12	£3.64	£3.64	£3.61	£3.50	£3.41
28	Retail (comparison)	-	0.12	£0.05	£1.36	£1.36	£1.35	£1.31	£1.28
29	Retail (comparison)	-	0.83	£0.31	£9.09	£9.09	£9.02	£8.75	£8.52
30	Retail (convenience)	-	0.38	£0.14	£2.26	£2.26	£2.25	£2.20	£2.16
31	Retail (convenience)	-	1.00	£0.37	£6.04	£6.04	£6.00	£5.87	£5.75
32	Retail (convenience)	-	1.00	£0.37	£7.55	£7.55	£7.50	£7.33	£7.19
33	Offices	-	0.33	£0.12	-£4.34	-£4.34	-£4.40	-£4.61	-£4.80
34	Offices	-	0.22	£0.08	-£5.42	-£5.42	-£5.50	-£5.77	-£6.00
35	Offices	-	0.21	£0.08	-£6.51	-£6.51	-£6.60	-£6.92	-£7.20
36	Industrial (40% plot ratio)	-	1.00	£0.37	£0.39	£0.39	£0.37	£0.30	£0.25
37	Warehousing/logistics (50% plot ratio)	-	1.00	£0.37	£0.50	£0.50	£0.47	£0.39	£0.31
38	Warehousing/logistics (60% plot ratio)	-	1.00	£0.37	£0.60	£0.60	£0.57	£0.47	£0.38
39	Hotel (75 rooms)	-	0.11	£0.04	£0.06	£0.06	£0.03	-£0.08	-£0.18
40	Hotel (100 rooms)	-	0.11	£0.04	£0.08	£0.08	£0.04	-£0.11	-£0.24
41	Hotel (125 room)	-	0.11	£0.04	£0.10	£0.10	£0.05	-£0.14	-£0.30
42	Hotel (150 rooms)	-	0.68	£0.25	£0.13	£0.13	£0.06	-£0.17	-£0.36
43	Leisure use	-	0.30	£0.11	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
44	Leisure use	-	0.30	£0.11	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
45	Leisure use	-	0.30	£0.11	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
46	Community use	-	0.40	£0.15	-£3.32	-£3.32	-£3.36	-£3.47	-£3.57
47	Community use	-	0.50	£0.18	-£4.15	-£4.15	-£4.19	-£4.34	-£4.47
48	Community use	-	0.60	£0.22	-£4.98	-£4.98	-£5.03	-£5.21	-£5.36

% change in residual land values resulting from policy change

EVC	BNG (10%)	Carbon A+X	Carbon B+Y
10.37%	22.24%	101.64%	170.49%
10.37%	22.24%	101.64%	170.49%
1.06%	2.62%	11.99%	19.98%
10.37%	22.24%	101.64%	170.49%
10.37%	22.24%	101.64%	170.49%
10.37%	22.24%	101.64%	170.49%
10.37%	22.24%	101.64%	170.49%
10.37%	22.24%	101.64%	170.49%
10.37%	22.24%	101.64%	170.49%
7.64%	16.38%	74.83%	125.12%
7.64%	16.38%	74.83%	125.12%
7.64%	16.38%	74.83%	125.12%
11.72%	25.14%	115.10%	192.92%
11.72%	25.14%	115.10%	192.92%
11.72%	25.14%	115.10%	192.92%
20.76%	44.53%	205.13%	342.97%
20.76%	44.53%	205.13%	342.97%
1.78%	4.65%	17.48%	29.14%
1.78%	4.65%	17.48%	29.14%
1.89%	4.94%	18.56%	30.94%
1.89%	4.94%	18.56%	30.94%
2.09%	5.49%	21.09%	35.35%
2.26%	5.94%	23.56%	40.57%
0.90%	1.66%	7.59%	12.65%
0.89%	1.64%	7.51%	12.52%
0.79%	1.46%	6.67%	11.12%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	5.07%	22.56%	37.60%
0.00%	5.02%	22.33%	37.22%
0.00%	4.99%	22.18%	36.97%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
1	Residential Small site - low density	5	0.19	£0.05	£0.02	£0.02	£0.02	-£0.00	-£0.02
2	Residential Small site - medium density	5	0.16	£0.04	£0.02	£0.02	£0.02	-£0.00	-£0.02
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.21	-£0.22	-£0.22	-£0.24	-£0.26
4	Residential Small site - low density	10	0.37	£0.09	£0.04	£0.04	£0.03	-£0.00	-£0.03
5	Residential Small site - medium density	10	0.32	£0.08	£0.04	£0.04	£0.03	-£0.00	-£0.03
6	Residential Small site - higher density	10	0.30	£0.07	£0.04	£0.04	£0.03	-£0.00	-£0.03
7	Residential Medium site - low density	25	0.93	£0.23	£0.11	£0.10	£0.08	-£0.00	-£0.08
8	Residential Medium site - medium density	25	0.79	£0.20	£0.11	£0.10	£0.08	-£0.00	-£0.08
9	Residential Medium site - higher density	25	0.75	£0.19	£0.11	£0.10	£0.08	-£0.00	-£0.08
10	Residential Medium site - low density	50	1.85	£0.46	£0.29	£0.26	£0.24	£0.07	-£0.07
11	Residential Medium site - medium density	50	1.59	£0.39	£0.29	£0.26	£0.24	£0.07	-£0.07
12	Residential Medium site - higher density	50	1.50	£0.37	£0.29	£0.26	£0.24	£0.07	-£0.07
13	Residential Large site - low density	100	3.70	£0.91	£0.37	£0.33	£0.28	-£0.06	-£0.35
14	Residential Large site - medium density	100	3.17	£0.78	£0.37	£0.33	£0.28	-£0.06	-£0.35
15	Residential Large site - high density	100	3.00	£0.74	£0.37	£0.33	£0.28	-£0.06	-£0.35
16	Residential Large site - low density	200	7.41	£1.83	£0.41	£0.32	£0.22	-£0.43	-£0.99
17	Residential Large site - medium density	200	6.35	£1.57	£0.41	£0.32	£0.22	-£0.43	-£0.99
18	Strategic scale site - low density	500	22.22	£5.49	-£11.79	-£12.00	-£12.34	-£13.85	-£15.23
19	Strategic scale site - medium density	500	19.05	£4.70	-£11.79	-£12.00	-£12.34	-£13.85	-£15.23
20	Strategic scale site - low density	750	33.33	£8.23	-£15.79	-£16.09	-£16.57	-£18.72	-£20.68
21	Strategic scale site - medium density	750	28.57	£7.06	-£15.79	-£16.09	-£16.57	-£18.72	-£20.68
22	Strategic scale site - medium density	1,500	57.14	£14.11	-£24.28	-£24.79	-£25.62	-£29.41	-£32.87
23	Strategic scale site - medium density	3,300	145.05	£35.83	-£38.53	-£39.40	-£40.82	-£47.60	-£54.16
24	Housing for Elderly (C3) - high density	40	0.50	£0.12	-£1.93	-£1.95	-£1.96	-£2.08	-£2.18
25	Housing for Elderly (C3) - high density	60	0.75	£0.19	-£2.93	-£2.95	-£2.98	-£3.15	-£3.29
26	Housing for Elderly (C2) extra care	70	0.87	£0.22	-£3.84	-£3.87	-£3.89	-£4.09	-£4.27
27	Retail (comparison)	-	0.33	£0.08	£3.64	£3.64	£3.61	£3.50	£3.41
28	Retail (comparison)	-	0.12	£0.03	£1.36	£1.36	£1.35	£1.31	£1.28
29	Retail (comparison)	-	0.83	£0.21	£9.09	£9.09	£9.02	£8.75	£8.52
30	Retail (convenience)	-	0.38	£0.09	£2.26	£2.26	£2.25	£2.20	£2.16
31	Retail (convenience)	-	1.00	£0.25	£6.04	£6.04	£6.00	£5.87	£5.75
32	Retail (convenience)	-	1.00	£0.25	£7.55	£7.55	£7.50	£7.33	£7.19
33	Offices	-	0.33	£0.08	-£4.34	-£4.34	-£4.40	-£4.61

NORTH EAST LINCOLNSHIRE LOCAL PLAN VIABILITY TESTING

Sales value (£ psm): £2,565 | AH tenure (rent / SO): 80% 20% | AH % 10% | FHs: 0%

BLVs	BLV per ha
Secondary offices	£1,027,075
Secondary retail	£500,000
Secondary industrial	£370,000
Cleared land (open storage)	£247,000

BLVs incorporate 20% premium

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES)

	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
1	Residential Small site - low density	5	0.19	£0.19	£0.044	£0.042	£0.039	£0.023	£0.008
2	Residential Small site - medium density	5	0.16	£0.16	£0.044	£0.042	£0.039	£0.023	£0.008
3	Residential Small site - higher density (flats)	5	0.06	£0.06	-£0.190	-£0.192	-£0.196	-£0.215	-£0.232
4	Residential Small site - low density	10	0.37	£0.38	£0.088	£0.084	£0.079	£0.045	£0.016
5	Residential Small site - medium density	10	0.32	£0.33	£0.088	£0.084	£0.079	£0.045	£0.016
6	Residential Small site - higher density	10	0.30	£0.31	£0.088	£0.084	£0.079	£0.045	£0.016
7	Residential Medium site - low density	25	0.93	£0.95	£0.221	£0.210	£0.197	£0.113	£0.041
8	Residential Medium site - medium density	25	0.79	£0.82	£0.221	£0.210	£0.197	£0.113	£0.041
9	Residential Medium site - higher density	25	0.75	£0.77	£0.221	£0.210	£0.197	£0.113	£0.041
10	Residential Medium site - low density	50	1.85	£1.90	£0.505	£0.483	£0.459	£0.293	£0.151
11	Residential Medium site - medium density	50	1.59	£1.63	£0.505	£0.483	£0.459	£0.293	£0.151
12	Residential Medium site - higher density	50	1.50	£1.54	£0.719	£0.697	£0.672	£0.507	£0.365
13	Residential Large site - low density	100	3.70	£3.80	£0.823	£0.779	£0.731	£0.400	£0.117
14	Residential Large site - medium density	100	3.17	£3.26	£0.823	£0.779	£0.731	£0.400	£0.117
15	Residential Large site - high density	100	3.00	£3.08	£0.823	£0.779	£0.731	£0.400	£0.117
16	Residential Large site - low density	200	7.41	£7.61	£1.298	£1.214	£1.120	£0.481	-£0.064
17	Residential Large site - medium density	200	6.35	£6.52	£1.298	£1.214	£1.120	£0.481	-£0.064
18	Strategic scale site - low density	500	22.22	£22.82	-£9.680	-£9.890	-£10.224	-£11.721	-£13.082
19	Strategic scale site - medium density	500	19.05	£19.56	-£9.680	-£9.890	-£10.224	-£11.721	-£13.082
20	Strategic scale site - low density	750	33.33	£34.24	-£12.827	-£13.124	-£13.598	-£15.727	-£17.662
21	Strategic scale site - medium density	750	28.57	£29.34	-£12.827	-£13.124	-£13.598	-£15.727	-£17.662
22	Strategic scale site - medium density	1,500	57.14	£58.69	-£19.453	-£19.937	-£20.710	-£24.272	-£27.663
23	Strategic scale site - medium density	3,300	145.05	£148.98	-£30.512	-£31.314	-£32.597	-£38.612	-£44.597
24	Housing for Elderly (C3) - high density	40	0.50	£0.51	-£1.817	-£1.834	-£1.849	-£1.964	-£2.061
25	Housing for Elderly (C3) - high density	60	0.75	£0.77	-£2.752	-£2.778	-£2.800	-£2.972	-£3.118
26	Housing for Elderly (C2) extra care	70	0.87	£0.90	-£3.645	-£3.675	-£3.701	-£3.901	-£4.072
27	Retail (comparison)	-	0.33	£0.34	£3.637	£3.637	£3.606	£3.500	£3.408
28	Retail (comparison)	-	0.12	£0.13	£1.364	£1.364	£1.352	£1.312	£1.278
29	Retail (comparison)	-	0.83	£0.86	£9.092	£9.092	£9.015	£8.749	£8.520
30	Retail (convenience)	-	0.38	£0.39	£2.264	£2.264	£2.249	£2.200	£2.157
31	Retail (convenience)	-	1.00	£1.03	£6.036	£6.036	£5.999	£5.866	£5.753
32	Retail (convenience)	-	1.00	£1.03	£7.546	£7.546	£7.498	£7.333	£7.191
33	Offices	-	0.33	£0.34	-£4.338	-£4.338	-£4.399	-£4.614	-£4.798
34	Offices	-	0.22	£0.23	-£5.423	-£5.423	-£5.499	-£5.768	-£5.998
35	Offices	-	0.21	£0.21	-£6.507	-£6.507	-£6.599	-£6.921	-£7.198
36	Industrial (40% plot ratio)	-	1.00	£1.03	£0.393	£0.393	£0.373	£0.304	£0.245
37	Warehousing/logistics (50% plot ratio)	-	1.00	£1.03	£0.496	£0.496	£0.471	£0.385	£0.311
38	Warehousing/logistics (60% plot ratio)	-	1.00	£1.03	£0.599	£0.599	£0.569	£0.466	£0.378
39	Hotel (75 rooms)	-	0.11	£0.12	£0.063	£0.063	£0.031	-£0.083	-£0.181
40	Hotel (100 rooms)	-	0.11	£0.12	£0.084	£0.084	£0.041	-£0.111	-£0.242
41	Hotel (125 room)	-	0.11	£0.12	£0.105	£0.105	£0.051	-£0.139	-£0.302
42	Hotel (150 rooms)	-	0.68	£0.70	£0.126	£0.126	£0.062	-£0.166	-£0.363
43	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.516	-£2.604	-£2.680
44	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.516	-£2.604	-£2.680
45	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.516	-£2.604	-£2.680
46	Community use	-	0.40	£0.41	-£3.322	-£3.322	-£3.355	-£3.473	-£3.573
47	Community use	-	0.50	£0.51	-£4.152	-£4.152	-£4.194	-£4.341	-£4.466
48	Community use	-	0.60	£0.62	-£4.983	-£4.983	-£5.033	-£5.209	-£5.360

% change in residual land values resulting from policy change

EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
5.04%	10.69%	48.90%	81.50%
5.04%	10.69%	48.90%	81.50%
1.19%	2.91%	13.28%	22.14%
5.04%	10.69%	48.90%	81.50%
5.04%	10.69%	48.90%	81.50%
5.04%	10.69%	48.90%	81.50%
5.04%	10.69%	48.90%	81.50%
5.04%	10.69%	48.90%	81.50%
5.04%	10.69%	48.90%	81.50%
4.33%	9.19%	42.03%	70.06%
4.33%	9.19%	42.03%	70.06%
3.04%	6.45%	29.49%	49.15%
5.30%	11.25%	51.46%	85.76%
5.30%	11.25%	51.46%	85.76%
5.30%	11.25%	51.46%	85.76%
6.48%	13.75%	62.91%	104.93%
6.48%	13.75%	62.91%	104.93%
2.17%	5.62%	21.09%	35.14%
2.17%	5.62%	21.09%	35.14%
2.32%	6.01%	22.61%	37.70%
2.32%	6.01%	22.61%	37.70%
2.49%	6.46%	24.77%	42.20%
2.63%	6.83%	26.54%	46.16%
0.96%	1.77%	8.08%	13.47%
0.95%	1.75%	7.99%	13.32%
0.83%	1.54%	7.03%	11.72%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	5.07%	22.56%	37.60%
0.00%	5.02%	22.33%	37.22%
0.00%	4.99%	22.18%	36.97%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
1	Residential Small site - low density	5	0.19	£0.09	£0.04	£0.04	£0.04	£0.02	£0.01
2	Residential Small site - medium density	5	0.16	£0.08	£0.04	£0.04	£0.04	£0.02	£0.01
3	Residential Small site - higher density (flats)	5	0.06	£0.03	-£0.19	-£0.19	-£0.20	-£0.22	-£0.23
4	Residential Small site - low density	10	0.37	£0.19	£0.09	£0.08	£0.08	£0.05	£0.02
5	Residential Small site - medium density	10	0.32	£0.16	£0.09	£0.08	£0.08	£0.05	£0.02
6	Residential Small site - higher density	10	0.30	£0.15	£0.09	£0.08	£0.08	£0.05	£0.02
7	Residential Medium site - low density	25	0.93	£0.46	£0.22	£0.21	£0.20	£0.11	£0.04
8	Residential Medium site - medium density	25	0.79	£0.40	£0.22	£0.21	£0.20	£0.11	£0.04
9	Residential Medium site - higher density	25	0.75	£0.38	£0.22	£0.21	£0.20	£0.11	£0.04
10	Residential Medium site - low density	50	1.85	£0.93	£0.50	£0.48	£0.46	£0.29	£0.15
11	Residential Medium site - medium density	50	1.59	£0.79	£0.50	£0.48	£0.46	£0.29	£0.15
12	Residential Medium site - higher density	50	1.50	£0.75	£0.72	£0.70	£0.67	£0.51	£0.37
13	Residential Large site - low density	100	3.70	£1.85	£0.82	£0.78	£0.73	£0.40	£0.12
14	Residential Large site - medium density	100	3.17	£1.59	£0.82	£0.78	£0.73	£0.40	£0.12
15	Residential Large site - high density	100	3.00	£1.50	£0.82	£0.78	£0.73	£0.40	£0.12
16	Residential Large site - low density	200	7.41	£3.70	£1.30	£1.21	£1.12	£0.48	-£0.06
17	Residential Large site - medium density	200	6.35	£3.17	£1.30	£1.21	£1.12	£0.48	-£0.06
18	Strategic scale site - low density	500	22.22	£11.11	-£9.68	-£9.89	-£10.22	-£11.72	-£13.08
19	Strategic scale site - medium density	500	19.05	£9.52	-£9.68	-£9.89	-£10.22	-£11.72	-£13.08
20	Strategic scale site - low density	750	33.33	£16.67	-£12.83	-£13.12	-£13.60	-£15.73	-£17.66
21	Strategic scale site - medium density	750	28.57	£14.29	-£12.83	-£13.12	-£13.60	-£15.73	-£17.66
22	Strategic scale site - medium density	1,500	57.14	£28.57	-£19.45	-£19.94	-£20.71	-£24.27	-£27.66
23	Strategic scale site - medium density	3,300	145.05	£72.53	-£30.51	-£31.31	-£32.60	-£38.61	-£44.60
24	Housing for Elderly (C3) - high density	40	0.50	£0.25	-£1.82	-£1.83	-£1.85	-£1.96	-£2.06
25	Housing for Elderly (C3) - high density	60	0.75	£0.37	-£2.75	-£2.78	-£2.80	-£2.97	-£3.12
26	Housing for Elderly (C2) extra care	70	0.87	£0.44	-£3.64	-£3.68	-£3.70	-£3.90	-£4.07
27	Retail (comparison)	-	0.33	£0.17	£3.64	£3.64	£3.61	£3.50	£3.41
28	Retail (comparison)	-	0.12	£0.06	£1.36	£1.36	£1.35	£1.31	£1.28
29	Retail (comparison)	-	0.83	£0.42	£9.09	£9.09	£9.02	£8.75	£8.52
30	Retail (convenience)	-	0.38	£0.19	£2.26	£2.26	£2.25	£2.20	£2.16
31	Retail (convenience)	-	1.00	£0.50	£6.04	£6.04	£6.00	£5.87	£5.75
32	Retail (convenience)	-	1.00	£0.50	£7.55	£7.55	£7.50	£7.33	£7.19
33	Offices	-	0.33	£0.17	-£4.34	-£4.34	-£4.40	-£4.61	-£4.80
34	Offices	-	0.22	£0.11	-£5.42	-£5.42	-£5.50	-£5.77	-£6.00
35	Offices	-	0.21	£0.10	-£6.51	-£6.51	-£6.60	-£6.92	-£7.20
36	Industrial (40% plot ratio)	-	1.00	£0.50	£0.39	£0.39	£0.37	£0.30	£0.25
37	Warehousing/logistics (50% plot ratio)	-	1.00	£0.50	£0.50	£0.50	£0.47	£0.39	£0.31
38	Warehousing/logistics (60% plot ratio)	-	1.00	£0.50	£0.60	£0.60	£0.57	£0.47	£0.38
39	Hotel (75 rooms)	-	0.11	£0.06	£0.06	£0.06	£0.03	-£0.08	-£0.18
40	Hotel (100 rooms)	-	0.11	£0.06	£0.08	£0.08	£0.04	-£0.11	-£0.24
41	Hotel (125 room)	-	0.11	£0.06	£0.10	£0.10	£0.05	-£0.14	-£0.30
42	Hotel (150 rooms)	-	0.68	£0.34	£0.13	£0.13	£0.06	-£0.17	-£0.36
43	Leisure use	-	0.30	£0.15	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
44	Leisure use	-	0.30	£0.15	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
45	Leisure use	-	0.30	£0.15	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
46	Community use	-	0.40	£0.20	-£3.32	-£3.32	-£3.36	-£3.47	-£3.57
47	Community use	-	0.50	£0.25	-£4.15	-£4.15	-£4.19	-£4.34	-£4.47
48	Community use	-	0.60	£0.30	-£4.98	-£4.98	-£5.03	-£5.21	-£5.36

% change in residual land values resulting from policy change

EVC	BNG (10%)	Carbon A+X	Carbon B+Y
5.04%	10.69%	48.90%	81.50%
5.04%	10.69%	48.90%	81.50%
1.19%	2.91%	13.28%	22.14%
5.04%	10.69%	48.90%	81.50%
5.04%	10.69%	48.90%	81.50%
5.04%	10.69%	48.90%	81.50%
5.04%	10.69%	48.90%	81.50%
5.04%	10.69%	48.90%	81.50%
5.04%	10.69%	48.90%	81.50%
4.33%	9.19%	42.03%	70.06%
4.33%	9.19%	42.03%	70.06%
3.04%	6.45%	29.49%	49.15%
5.30%	11.25%	51.46%	85.76%
5.30%	11.25%	51.46%	85.76%
5.30%	11.25%	51.46%	85.76%
6.48%	13.75%	62.91%	104.93%
6.48%	13.75%	62.91%	104.93%
2.17%	5.62%	21.09%	35.14%
2.17%	5.62%	21.09%	35.14%
2.32%	6.01%	22.61%	37.70%
2.32%	6.01%	22.61%	37.70%
2.49%	6.46%	24.77%	42.20%
2.63%	6.83%	26.54%	46.16%
0.96%	1.77%	8.08%	13.47%
0.95%	1.75%	7.99%	13.32%
0.83%	1.54%	7.03%	11.72%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	5.07%	22.56%	37.60%
0.00%	5.02%	22.33%	37.22%
0.00%	4.99%	22.18%	36.97%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
1	Residential Small site - low density	5	0.19	£0.07	£0.04	£0.04	£0.04	£0.02	£0.01
2	Residential Small site - medium density	5	0.16	£0.06	£0.04	£0.04	£0.04	£0.02	£0.01
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.19	-£0.19	-£0.20	-£0.22	-£0.23
4	Residential Small site - low density	10	0.37	£0.14	£0.09	£0.08	£0.08	£0.05	£0.02
5	Residential Small site - medium density	10	0.32	£0.12	£0.09	£0.08	£0.08	£0.05	£0.02
6	Residential Small site - higher density	10	0.30	£0.11	£0.09	£0.08	£0.08	£0.05	£0.02
7	Residential Medium site - low density	25	0.93	£0.34	£0.22	£0.21	£0.20	£0.11	£0.04
8	Residential Medium site - medium density	25	0.79	£0.29	£0.22	£0.21	£0.20	£0.11	£0.04
9	Residential Medium site - higher density	25	0.75	£0.28	£0.22	£0.21	£0.20	£0.11	£0.04
10	Residential Medium site - low density	50	1.85	£0.69	£0.50	£0.48	£0.46	£0.29	£0.15
11	Residential Medium site - medium density	50	1.59	£0.59	£0.50	£0.48	£0.46	£0.29	£0.15
12	Residential Medium site - higher density	50	1.50	£0.56	£0.72	£0.70	£0.67	£0.51	£0.37
13	Residential Large site - low density	100	3.70	£1.37	£0.82	£0.78	£0.73	£0.40	£0.12
14	Residential Large site - medium density	100	3.17	£1.17	£0.82	£0.78	£0.73	£0.40	£0.12
15	Residential Large site - high density	100	3.00	£1.11	£0.82	£0.78	£0.73	£0.40	£0.12
16	Residential Large site - low density	200	7.41	£2.74	£1.30	£1.21	£1.12	£0.48	-£0.06
17	Residential Large site - medium density	200	6.35	£2.35	£1.30	£1.21	£1.12	£0.48	-£0.06
18	Strategic scale site - low density	500	22.22	£8.22	-£9.68	-£9.89	-£10.22	-£11.72	-£13.08
19	Strategic scale site - medium density	500	19.05	£7.05	-£9.68	-£9.89	-£10.22	-£11.72	-£13.08
20	Strategic scale site - low density	750	33.33	£12.33	-£12.83	-£13.12	-£13.60	-£15.73	-£17.66
21	Strategic scale site - medium density	750	28.57	£10.57	-£12.83	-£13.12	-£13.60	-£15.73	-£17.66
22	Strategic scale site - medium density	1,500	57.14	£21.14	-£19.45	-£19.94	-£20.71	-£24.27	-£27.66
23	Strategic scale site - medium density	3,300	145.05	£53.67	-£30.51	-£31.31	-£32.60	-£38.61	-£44.60
24	Housing for Elderly (C3) - high density	40	0.50	£0.18	-£1.82	-£1.83	-£1.85	-£1.96	-£2.06
25	Housing for Elderly (C3) - high density	60	0.75	£0.28	-£2.75	-£2.78	-£2.80	-£2.97	-£3.12
26	Housing for Elderly (C2) extra care	70	0.87	£0.32	-£3.64	-£3.68	-£3.70	-£3.90	-£4.07
27	Retail (comparison)	-	0.33	£0.12	£3.64	£3.64	£3.61	£3.50	£3.41
28	Retail (comparison)	-	0.12	£0.05	£1.36	£1.36	£1.35	£1.31	£1.28
29	Retail (comparison)	-	0.83	£0.31	£9.09	£9.09	£9.02	£8.75	£8.52
30	Retail (convenience)	-	0.38	£0.14	£2.26	£2.26	£2.25	£2.20	£2.16
31	Retail (convenience)	-	1.00	£0.37	£6.04	£6.04	£6.00	£5.87	£5.75
32	Retail (convenience)	-	1.00	£0.37	£7.55	£7.55	£7.50	£7.33	£7.19
33	Offices	-	0.33	£0.12	-£4.34	-£4.34	-£4.40	-£4.61	-£4.80
34	Offices	-	0.22	£0.08	-£5.42	-£5.42	-£5.50	-£5.77	-£6.00
35	Offices	-	0.21	£0.08	-£6.51	-£6.51	-£6.60	-£6.92	-£7.20
36	Industrial (40% plot ratio)	-	1.00	£0.37	£0.39	£0.39	£0.37	£0.30	£0.25
37	Warehousing/logistics (50% plot ratio)	-	1.00	£0.37	£0.50	£0.50	£0.47	£0.39	£0.31
38	Warehousing/logistics (60% plot ratio)	-	1.00	£0.37	£0.60	£0.60	£0.57	£0.47	£0.38
39	Hotel (75 rooms)	-	0.11	£0.04	£0.06	£0.06	£0.03	-£0.08	-£0.18
40	Hotel (100 rooms)	-	0.11	£0.04	£0.08	£0.08	£0.04	-£0.11	-£0.24
41	Hotel (125 room)	-	0.11	£0.04	£0.10	£0.10	£0.05	-£0.14	-£0.30
42	Hotel (150 rooms)	-	0.68	£0.25	£0.13	£0.13	£0.06	-£0.17	-£0.36
43	Leisure use	-	0.30	£0.11	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
44	Leisure use	-	0.30	£0.11	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
45	Leisure use	-	0.30	£0.11	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
46	Community use	-	0.40	£0.15	-£3.32	-£3.32	-£3.36	-£3.47	-£3.57
47	Community use	-	0.50	£0.18	-£4.15	-£4.15	-£4.19	-£4.34	-£4.47
48	Community use	-	0.60	£0.22	-£4.98	-£4.98	-£5.03	-£5.21	-£5.36

% change in residual land values resulting from policy change

EVC	BNG (10%)	Carbon A+X	Carbon B+Y
5.04%	10.69%	48.90%	81.50%
5.04%	10.69%	48.90%	81.50%
1.19%	2.91%	13.28%	22.14%
5.04%	10.69%	48.90%	81.50%
5.04%	10.69%	48.90%	81.50%
5.04%	10.69%	48.90%	81.50%
5.04%	10.69%	48.90%	81.50%
5.04%	10.69%	48.90%	81.50%
5.04%	10.69%	48.90%	81.50%
4.33%	9.19%	42.03%	70.06%
4.33%	9.19%	42.03%	70.06%
3.04%	6.45%	29.49%	49.15%
5.30%	11.25%	51.46%	85.76%
5.30%	11.25%	51.46%	85.76%
5.30%	11.25%	51.46%	85.76%
6.48%	13.75%	62.91%	104.93%
6.48%	13.75%	62.91%	104.93%
2.17%	5.62%	21.09%	35.14%
2.17%	5.62%	21.09%	35.14%
2.32%	6.01%	22.61%	37.70%
2.32%	6.01%	22.61%	37.70%
2.49%	6.46%	24.77%	42.20%
2.63%	6.83%	26.54%	46.16%
0.96%	1.77%	8.08%	13.47%
0.95%	1.75%	7.99%	13.32%
0.83%	1.54%	7.03%	11.72%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	5.07%	22.56%	37.60%
0.00%	5.02%	22.33%	37.22%
0.00%	4.99%	22.18%	36.97%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
1	Residential Small site - low density	5	0.19	£0.05	£0.04	£0.04	£0.04	£0.02	£0.01
2	Residential Small site - medium density	5	0.16	£0.04	£0.04	£0.04	£0.04	£0.02	£0.01
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.19	-£0.19	-£0.20	-£0.22	-£0.23
4	Residential Small site - low density	10	0.37	£0.09	£0.09	£0.08	£0.08	£0.05	£0.02
5	Residential Small site - medium density	10	0.32	£0.08	£0.09	£0.08	£0.08	£0.05	£0.02
6	Residential Small site - higher density	10	0.30	£0.07	£0.09	£0.08	£0.08	£0.05	£0.02
7	Residential Medium site - low density	25	0.93	£0.23	£0.22	£0.21	£0.20	£0.11	£0.04
8	Residential Medium site - medium density	25	0.79	£0.20	£0.22	£0.21	£0.20	£0.11	£0.04
9	Residential Medium site - higher density	25	0.75	£0.19	£0.22	£0.21	£0.20	£0.11	£0.04
10	Residential Medium site - low density	50	1.85	£0.46	£0.50	£0.48	£0.46	£0.29	£0.15
11	Residential Medium site - medium density	50	1.59	£0.39	£0.50	£0.48	£0.46	£0.29	£0.15
12	Residential Medium site - higher density	50	1.50	£0.37	£0.72	£0.70	£0.67	£0.51	£0.37
13	Residential Large site - low density	100	3.70	£0.91	£0.82	£0.78	£0.73	£0.40	£0.12
14	Residential Large site - medium density	100	3.17	£0.78	£0.82	£0.78	£0.73	£0.40	£0.12
15	Residential Large site - high density	100	3.00	£0.74	£0.82	£0.78	£0.73	£0.40	£0.12
16	Residential Large site - low density	200	7.41	£1.83	£1.30	£1.21	£1.12	£0.48	-£0.06
17	Residential Large site - medium density	200	6.35	£1.57	£1.30	£1.21	£1.12	£0.48	-£0.06
18	Strategic scale site - low density	500	22.22	£5.49	-£9.68	-£9.89	-£10.22	-£11.72	-£13.08
19	Strategic scale site - medium density	500	19.05	£4.70	-£9.68	-£9.89	-£10.22	-£11.72	-£13.08
20	Strategic scale site - low density	750	33.33	£8.23	-£12.83	-£13.12	-£13.60	-£15.73	-£17.66
21	Strategic scale site - medium density	750	28.57	£7.06	-£12.83	-£13.12	-£13.60	-£15.73	-£17.66
22	Strategic scale site - medium density	1,500	57.14	£14.11	-£19.45	-£19.94	-£20.71	-£24.27	-£27.66
23	Strategic scale site - medium density	3,300	145.05	£35.83	-£30.51	-£31.31	-£32.60	-£38.61	-£44.60
24	Housing for Elderly (C3) - high density	40	0.50	£0.12	-£1.82	-£1.83	-£1.85	-£1.96	-£2.06
25	Housing for Elderly (C3) - high density	60	0.75	£0.19	-£2.75	-£2.78	-£2.80	-£2.97	-£3.12
26	Housing for Elderly (C2) extra care	70	0.87	£0.22	-£3.64	-£3.68	-£3.70	-£3.90	-£4.07
27	Retail (comparison)	-	0.33	£0.08	£3.64	£3.64	£3.61	£3.50	£3.41
28	Retail (comparison)	-	0.12	£0.03	£1.36	£1.36	£1.35	£1.31	£1.28
29	Retail (comparison)	-	0.83	£0.21	£9.09	£9.09	£9.02	£8.75	£8.52
30	Retail (convenience)	-	0.38	£0.09	£2.26	£2.26	£2.25	£2.20	£2.16
31	Retail (convenience)	-	1.00	£0.25	£6.04	£6.04	£6.00	£5.87	£5.75
32	Retail (convenience)	-	1.00	£0.25	£7.55	£7.55	£7.50	£7.33	£7.19
33	Offices	-	0.33	£0.08	-£4.34	-£4.34	-£4.40	-£4.61	-£4.80
34	Offices	-	0.22	£0.05	-£5.42	-£5.42	-£5.50	-£5.77	-£6.00
35	Offices	-	0.21	£0.05	-£6.51	-£6.51	-£

NORTH EAST LINCOLNSHIRE LOCAL PLAN VIABILITY TESTING

Sales value (£ psm): £2,698 AH tenure (rent / SO): 80% 20% FHs: 0%

AH %: 10%

BLVs	BLV per ha
Secondary offices	£1,027,075
Secondary retail	£500,000
Secondary industrial	£370,000
Cleared land (open storage)	£247,000

BLVs incorporate 20% premium

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES)

	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
1	Residential Small site - low density	5	0.19	£0.19	£0.084	£0.082	£0.080	£0.063	£0.048
2	Residential Small site - medium density	5	0.16	£0.16	£0.084	£0.082	£0.080	£0.063	£0.048
3	Residential Small site - higher density (flats)	5	0.06	£0.06	-£0.155	-£0.158	-£0.161	-£0.181	-£0.197
4	Residential Small site - low density	10	0.37	£0.38	£0.169	£0.164	£0.159	£0.126	£0.097
5	Residential Small site - medium density	10	0.32	£0.33	£0.169	£0.164	£0.159	£0.126	£0.097
6	Residential Small site - higher density	10	0.30	£0.31	£0.169	£0.164	£0.159	£0.126	£0.097
7	Residential Medium site - low density	25	0.93	£0.95	£0.422	£0.411	£0.398	£0.314	£0.242
8	Residential Medium site - medium density	25	0.79	£0.82	£0.422	£0.411	£0.398	£0.314	£0.242
9	Residential Medium site - higher density	25	0.75	£0.77	£0.422	£0.411	£0.398	£0.314	£0.242
10	Residential Medium site - low density	50	1.85	£1.90	£0.905	£0.883	£0.858	£0.692	£0.551
11	Residential Medium site - medium density	50	1.59	£1.63	£0.905	£0.883	£0.858	£0.692	£0.551
12	Residential Medium site - higher density	50	1.50	£1.54	£1.154	£1.132	£1.107	£0.942	£0.801
13	Residential Large site - low density	100	3.70	£3.80	£1.604	£1.561	£1.513	£1.187	£0.905
14	Residential Large site - medium density	100	3.17	£3.26	£1.604	£1.561	£1.513	£1.187	£0.905
15	Residential Large site - high density	100	3.00	£3.08	£1.604	£1.561	£1.513	£1.187	£0.905
16	Residential Large site - low density	200	7.41	£7.61	£2.793	£2.710	£2.617	£1.985	£1.440
17	Residential Large site - medium density	200	6.35	£6.52	£2.793	£2.710	£2.617	£1.985	£1.440
18	Strategic scale site - low density	500	22.22	£22.82	-£5.831	-£6.038	-£6.368	-£7.865	-£9.226
19	Strategic scale site - medium density	500	19.05	£19.56	-£5.831	-£6.038	-£6.368	-£7.865	-£9.226
20	Strategic scale site - low density	750	33.33	£34.24	-£7.481	-£7.766	-£8.219	-£10.267	-£12.152
21	Strategic scale site - medium density	750	28.57	£29.34	-£7.481	-£7.766	-£8.219	-£10.267	-£12.152
22	Strategic scale site - medium density	1,500	57.14	£58.69	-£10.819	-£11.269	-£11.988	-£15.245	-£18.271
23	Strategic scale site - medium density	3,300	145.05	£148.98	-£16.401	-£17.124	-£18.280	-£23.544	-£28.471
24	Housing for Elderly (C3) - high density	40	0.50	£0.51	-£1.645	-£1.662	-£1.677	-£1.792	-£1.890
25	Housing for Elderly (C3) - high density	60	0.75	£0.77	-£2.496	-£2.522	-£2.544	-£2.716	-£2.863
26	Housing for Elderly (C2) extra care	70	0.87	£0.90	-£3.369	-£3.399	-£3.425	-£3.625	-£3.796
27	Retail (comparison)	-	0.33	£0.34	£3.637	£3.637	£3.606	£3.500	£3.408
28	Retail (comparison)	-	0.12	£0.13	£1.364	£1.364	£1.352	£1.312	£1.278
29	Retail (comparison)	-	0.83	£0.86	£9.092	£9.092	£9.015	£8.749	£8.520
30	Retail (convenience)	-	0.38	£0.39	£2.264	£2.264	£2.249	£2.200	£2.157
31	Retail (convenience)	-	1.00	£1.03	£6.036	£6.036	£5.999	£5.866	£5.753
32	Retail (convenience)	-	1.00	£1.03	£7.546	£7.546	£7.498	£7.333	£7.191
33	Offices	-	0.33	£0.34	-£4.338	-£4.338	-£4.399	-£4.614	-£4.798
34	Offices	-	0.22	£0.23	-£5.423	-£5.423	-£5.499	-£5.768	-£5.998
35	Offices	-	0.21	£0.21	-£6.507	-£6.507	-£6.599	-£6.921	-£7.198
36	Industrial (40% plot ratio)	-	1.00	£1.03	£0.393	£0.393	£0.373	£0.304	£0.245
37	Warehousing/logistics (50% plot ratio)	-	1.00	£1.03	£0.496	£0.496	£0.471	£0.385	£0.311
38	Warehousing/logistics (60% plot ratio)	-	1.00	£1.03	£0.599	£0.599	£0.569	£0.466	£0.378
39	Hotel (75 rooms)	-	0.11	£0.12	£0.063	£0.063	£0.031	-£0.083	-£0.181
40	Hotel (100 rooms)	-	0.11	£0.12	£0.084	£0.084	£0.041	-£0.111	-£0.242
41	Hotel (125 room)	-	0.11	£0.12	£0.105	£0.105	£0.051	-£0.139	-£0.302
42	Hotel (150 rooms)	-	0.68	£0.70	£0.126	£0.126	£0.062	-£0.166	-£0.363
43	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.516	-£2.604	-£2.680
44	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.516	-£2.604	-£2.680
45	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.516	-£2.604	-£2.680
46	Community use	-	0.40	£0.41	-£3.322	-£3.322	-£3.355	-£3.473	-£3.573
47	Community use	-	0.50	£0.51	-£4.152	-£4.152	-£4.194	-£4.341	-£4.466
48	Community use	-	0.60	£0.62	-£4.983	-£4.983	-£5.033	-£5.209	-£5.360

% change in residual land values resulting from policy change

EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
2.64%	5.59%	25.58%	42.63%
2.64%	5.59%	25.58%	42.63%
1.46%	3.56%	16.26%	27.09%
2.64%	5.59%	25.58%	42.63%
2.64%	5.59%	25.58%	42.63%
2.64%	5.59%	25.58%	42.63%
2.64%	5.59%	25.58%	42.63%
2.64%	5.59%	25.58%	42.63%
2.64%	5.59%	25.58%	42.63%
2.42%	5.13%	23.47%	39.11%
2.42%	5.13%	23.47%	39.11%
1.90%	4.02%	18.37%	30.62%
2.68%	5.68%	26.01%	43.61%
2.68%	5.68%	26.01%	43.61%
2.68%	5.68%	26.01%	43.61%
2.96%	6.29%	28.93%	48.43%
2.96%	6.29%	28.93%	48.43%
3.55%	9.20%	34.89%	58.22%
3.55%	9.20%	34.89%	58.22%
3.82%	9.87%	37.25%	62.44%
3.82%	9.87%	37.25%	62.44%
4.16%	10.80%	40.91%	68.87%
4.41%	11.46%	43.55%	73.59%
1.06%	1.95%	8.92%	14.87%
1.05%	1.93%	8.81%	14.68%
0.90%	1.66%	7.61%	12.68%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	5.07%	22.56%	37.60%
0.00%	5.02%	22.33%	37.22%
0.00%	4.99%	22.18%	36.97%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
1	Residential Small site - low density	5	0.19	£0.09	£0.08	£0.08	£0.08	£0.06	£0.05
2	Residential Small site - medium density	5	0.16	£0.08	£0.08	£0.08	£0.08	£0.06	£0.05
3	Residential Small site - higher density (flats)	5	0.06	£0.03	-£0.16	-£0.16	-£0.16	-£0.18	-£0.20
4	Residential Small site - low density	10	0.37	£0.19	£0.17	£0.16	£0.16	£0.13	£0.10
5	Residential Small site - medium density	10	0.32	£0.16	£0.17	£0.16	£0.16	£0.13	£0.10
6	Residential Small site - higher density	10	0.30	£0.15	£0.17	£0.16	£0.16	£0.13	£0.10
7	Residential Medium site - low density	25	0.93	£0.46	£0.42	£0.41	£0.40	£0.31	£0.24
8	Residential Medium site - medium density	25	0.79	£0.40	£0.42	£0.41	£0.40	£0.31	£0.24
9	Residential Medium site - higher density	25	0.75	£0.38	£0.42	£0.41	£0.40	£0.31	£0.24
10	Residential Medium site - low density	50	1.85	£0.93	£0.90	£0.88	£0.86	£0.69	£0.55
11	Residential Medium site - medium density	50	1.59	£0.79	£0.90	£0.88	£0.86	£0.69	£0.55
12	Residential Medium site - higher density	50	1.50	£0.75	£1.15	£1.13	£1.11	£0.94	£0.80
13	Residential Large site - low density	100	3.70	£1.85	£1.60	£1.56	£1.51	£1.19	£0.90
14	Residential Large site - medium density	100	3.17	£1.59	£1.60	£1.56	£1.51	£1.19	£0.90
15	Residential Large site - high density	100	3.00	£1.50	£1.60	£1.56	£1.51	£1.19	£0.90
16	Residential Large site - low density	200	7.41	£3.70	£2.79	£2.71	£2.62	£1.98	£1.44
17	Residential Large site - medium density	200	6.35	£3.17	£2.79	£2.71	£2.62	£1.98	£1.44
18	Strategic scale site - low density	500	22.22	£11.11	-£5.83	-£6.04	-£6.37	-£7.87	-£9.23
19	Strategic scale site - medium density	500	19.05	£9.52	-£5.83	-£6.04	-£6.37	-£7.87	-£9.23
20	Strategic scale site - low density	750	33.33	£16.67	-£7.48	-£7.77	-£8.22	-£10.27	-£12.15
21	Strategic scale site - medium density	750	28.57	£14.29	-£7.48	-£7.77	-£8.22	-£10.27	-£12.15
22	Strategic scale site - medium density	1,500	57.14	£28.57	-£10.82	-£11.27	-£11.99	-£15.25	-£18.27
23	Strategic scale site - medium density	3,300	145.05	£72.53	-£16.40	-£17.12	-£18.28	-£23.54	-£28.47
24	Housing for Elderly (C3) - high density	40	0.50	£0.25	-£1.65	-£1.66	-£1.68	-£1.79	-£1.89
25	Housing for Elderly (C3) - high density	60	0.75	£0.37	-£2.50	-£2.52	-£2.54	-£2.72	-£2.86
26	Housing for Elderly (C2) extra care	70	0.87	£0.44	-£3.37	-£3.40	-£3.42	-£3.62	-£3.80
27	Retail (comparison)	-	0.33	£0.17	£3.64	£3.64	£3.61	£3.50	£3.41
28	Retail (comparison)	-	0.12	£0.06	£1.36	£1.36	£1.35	£1.31	£1.28
29	Retail (comparison)	-	0.83	£0.42	£9.09	£9.09	£9.02	£8.75	£8.52
30	Retail (convenience)	-	0.38	£0.19	£2.26	£2.26	£2.25	£2.20	£2.16
31	Retail (convenience)	-	1.00	£0.50	£6.04	£6.04	£6.00	£5.87	£5.75
32	Retail (convenience)	-	1.00	£0.50	£7.55	£7.55	£7.50	£7.33	£7.19
33	Offices	-	0.33	£0.17	-£4.34	-£4.34	-£4.40	-£4.61	-£4.80
34	Offices	-	0.22	£0.11	-£5.42	-£5.42	-£5.50	-£5.77	-£6.00
35	Offices	-	0.21	£0.10	-£6.51	-£6.51	-£6.60	-£6.92	-£7.20
36	Industrial (40% plot ratio)	-	1.00	£0.50	£0.39	£0.39	£0.37	£0.30	£0.25
37	Warehousing/logistics (50% plot ratio)	-	1.00	£0.50	£0.50	£0.50	£0.47	£0.39	£0.31
38	Warehousing/logistics (60% plot ratio)	-	1.00	£0.50	£0.60	£0.60	£0.57	£0.47	£0.38
39	Hotel (75 rooms)	-	0.11	£0.06	£0.06	£0.06	£0.03	-£0.08	-£0.18
40	Hotel (100 rooms)	-	0.11	£0.06	£0.08	£0.08	£0.04	-£0.11	-£0.24
41	Hotel (125 room)	-	0.11	£0.06	£0.10	£0.10	£0.05	-£0.14	-£0.30
42	Hotel (150 rooms)	-	0.68	£0.34	£0.13	£0.13	£0.06	-£0.17	-£0.36
43	Leisure use	-	0.30	£0.15	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
44	Leisure use	-	0.30	£0.15	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
45	Leisure use	-	0.30	£0.15	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
46	Community use	-	0.40	£0.20	-£3.32	-£3.32	-£3.36	-£3.47	-£3.57
47	Community use	-	0.50	£0.25	-£4.15	-£4.15	-£4.19	-£4.34	-£4.47
48	Community use	-	0.60	£0.30	-£4.98	-£4.98	-£5.03	-£5.21	-£5.36

% change in residual land values resulting from policy change

EVC	BNG (10%)	Carbon A+X	Carbon B+Y
2.64%	5.59%	25.58%	42.63%
2.64%	5.59%	25.58%	42.63%
1.46%	3.56%	16.26%	27.09%
2.64%	5.59%	25.58%	42.63%
2.64%	5.59%	25.58%	42.63%
2.64%	5.59%	25.58%	42.63%
2.64%	5.59%	25.58%	42.63%
2.64%	5.59%	25.58%	42.63%
2.64%	5.59%	25.58%	42.63%
2.42%	5.13%	23.47%	39.11%
2.42%	5.13%	23.47%	39.11%
1.90%	4.02%	18.37%	30.62%
2.68%	5.68%	26.01%	43.61%
2.68%	5.68%	26.01%	43.61%
2.68%	5.68%	26.01%	43.61%
2.96%	6.29%	28.93%	48.43%
2.96%	6.29%	28.93%	48.43%
3.55%	9.20%	34.89%	58.22%
3.55%	9.20%	34.89%	58.22%
3.82%	9.87%	37.25%	62.44%
3.82%	9.87%	37.25%	62.44%
4.16%	10.80%	40.91%	68.87%
4.41%	11.46%	43.55%	73.59%
1.06%	1.95%	8.92%	14.87%
1.05%	1.93%	8.81%	14.68%
0.90%	1.66%	7.61%	12.68%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	5.07%	22.56%	37.60%
0.00%	5.02%	22.33%	37.22%
0.00%	4.99%	22.18%	36.97%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
1	Residential Small site - low density	5	0.19	£0.07	£0.08	£0.08	£0.08	£0.06	£0.05
2	Residential Small site - medium density	5	0.16	£0.06	£0.08	£0.08	£0.08	£0.06	£0.05
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.16	-£0.16	-£0.16	-£0.18	-£0.20
4	Residential Small site - low density	10	0.37	£0.14	£0.17	£0.16	£0.16	£0.13	£0.10
5	Residential Small site - medium density	10	0.32	£0.12	£0.17	£0.16	£0.16	£0.13	£0.10
6	Residential Small site - higher density	10	0.30	£0.11	£0.17	£0.16	£0.16	£0.13	£0.10
7	Residential Medium site - low density	25	0.93	£0.34	£0.42	£0.41	£0.40	£0.31	£0.24
8	Residential Medium site - medium density	25	0.79	£0.29	£0.42	£0.41	£0.40	£0.31	£0.24
9	Residential Medium site - higher density	25	0.75	£0.28	£0.42	£0.41	£0.40	£0.31	£0.24
10	Residential Medium site - low density	50	1.85	£0.69	£0.90	£0.88	£0.86	£0.69	£0.55
11	Residential Medium site - medium density	50	1.59	£0.59	£0.90	£0.88	£0.86	£0.69	£0.55
12	Residential Medium site - higher density	50	1.50	£0.56	£1.15	£1.13	£1.11	£0.94	£0.80
13	Residential Large site - low density	100	3.70	£1.37	£1.60	£1.56	£1.51	£1.19	£0.90
14	Residential Large site - medium density	100	3.17	£1.17	£1.60	£1.56	£1.51	£1.19	£0.90
15	Residential Large site - high density	100	3.00	£1.11	£1.60	£1.56	£1.51	£1.19	£0.90
16	Residential Large site - low density	200	7.41	£2.74	£2.79	£2.71	£2.62	£1.98	£1.44
17	Residential Large site - medium density	200	6.35	£2.35	£2.79	£2.71	£2.62	£1.98	£1.44
18	Strategic scale site - low density	500	22.22	£8.22	-£5.83	-£6.04	-£6.37	-£7.87	-£9.23
19	Strategic scale site - medium density	500	19.05	£7.05	-£5.83	-£6.04	-£6.37	-£7.87	-£9.23
20	Strategic scale site - low density	750	33.33	£12.33	-£7.48	-£7.77	-£8.22	-£10.27	-£12.15
21	Strategic scale site - medium density	750	28.57	£10.57	-£7.48	-£7.77	-£8.22	-£10.27	-£12.15
22	Strategic scale site - medium density	1,500	57.14	£21.14	-£10.82	-£11.27	-£11.99	-£15.25	-£18.27
23	Strategic scale site - medium density	3,300	145.05	£53.67	-£16.40	-£17.12	-£18.28	-£23.54	-£28.47
24	Housing for Elderly (C3) - high density	40	0.50	£0.18	-£1.65	-£1.66	-£1.68	-£1.79	-£1.89
25	Housing for Elderly (C3) - high density	60	0.75	£0.28	-£2.50	-£2.52	-£2.54	-£2.72	-£2.86
26	Housing for Elderly (C2) extra care	70	0.87	£0.32	-£3.37	-£3.40	-£3.42	-£3.62	-£3.80
27	Retail (comparison)	-	0.33	£0.12	£3.64	£3.64	£3.61	£3.50	£3.41
28	Retail (comparison)	-	0.12	£0.05	£1.36	£1.36	£1.35	£1.31	£1.28
29	Retail (comparison)	-	0.83	£0.31	£9.09	£9.09	£9.02	£8.75	£8.52
30	Retail (convenience)	-	0.38	£0.14	£2.26	£2.26	£2.25	£2.20	£2.16
31	Retail (convenience)	-	1.00	£0.37	£6.04	£6.04	£6.00	£5.87	£5.75
32	Retail (convenience)	-	1.00	£0.37	£7.55	£7.55	£7.50	£7.33	£7.19
33	Offices	-	0.33	£0.12	-£4.34	-£4.34	-£4.40	-£4.61	-£4.80
34	Offices	-	0.22	£0.08	-£5.42	-£5.42	-£5.50	-£5.77	-£6.00
35	Offices	-	0.21	£0.08	-£6.51	-£6.51	-£6.60	-£6.92	-£7.20
36	Industrial (40% plot ratio)	-	1.00	£0.37	£0.39	£0.39	£0.37	£0.30	£0.25
37	Warehousing/logistics (50% plot ratio)	-	1.00	£0.37	£0.50	£0.50	£0.47	£0.39	£0.31
38	Warehousing/logistics (60% plot ratio)	-	1.00	£0.37	£0.60	£0.60	£0.57	£0.47	£0.38
39	Hotel (75 rooms)	-	0.11	£0.04	£0.06	£0.06	£0.03	-£0.08	-£0.18
40	Hotel (100 rooms)	-	0.11	£0.04	£0.08	£0.08	£0.04	-£0.11	-£0.24
41	Hotel (125 room)	-	0.11	£0.04	£0.10	£0.10	£0.05	-£0.14	-£0.30
42	Hotel (150 rooms)	-	0.68	£0.25	£0.13	£0.13	£0.06	-£0.17	-£0.36
43	Leisure use	-	0.30	£0.11	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
44	Leisure use	-	0.30	£0.11	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
45	Leisure use	-	0.30	£0.11	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
46	Community use	-	0.40	£0.15	-£3.32	-£3.32	-£3.36	-£3.47	-£3.57
47	Community use	-	0.50	£0.18	-£4.15	-£4.15	-£4.19	-£4.34	-£4.47
48	Community use	-	0.60	£0.22	-£4.98	-£4.98	-£5.03	-£5.21	-£5.36

% change in residual land values resulting from policy change

EVC	BNG (10%)	Carbon A+X	Carbon B+Y
2.64%	5.59%	25.58%	42.63%
2.64%	5.59%	25.58%	42.63%
1.46%	3.56%	16.26%	27.09%
2.64%	5.59%	25.58%	42.63%
2.64%	5.59%	25.58%	42.63%
2.64%	5.59%	25.58%	42.63%
2.64%	5.59%	25.58%	42.63%
2.64%	5.59%	25.58%	42.63%
2.64%	5.59%	25.58%	42.63%
2.42%	5.13%	23.47%	39.11%
2.42%	5.13%	23.47%	39.11%
1.90%	4.02%	18.37%	30.62%
2.68%	5.68%	26.01%	43.61%
2.68%	5.68%	26.01%	43.61%
2.68%	5.68%	26.01%	43.61%
2.96%	6.29%	28.93%	48.43%
2.96%	6.29%	28.93%	48.43%
3.55%	9.20%	34.89%	58.22%
3.55%	9.20%	34.89%	58.22%
3.82%	9.87%	37.25%	62.44%
3.82%	9.87%	37.25%	62.44%
4.16%	10.80%	40.91%	68.87%
4.41%	11.46%	43.55%	73.59%
1.06%	1.95%	8.92%	14.87%
1.05%	1.93%	8.81%	14.68%
0.90%	1.66%	7.61%	12.68%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	5.07%	22.56%	37.60%
0.00%	5.02%	22.33%	37.22%
0.00%	4.99%	22.18%	36.97%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
1	Residential Small site - low density	5	0.19	£0.05	£0.08	£0.08	£0.08	£0.06	£0.05
2	Residential Small site - medium density	5	0.16	£0.04	£0.08	£0.08	£0.08	£0.06	£0.05
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.16	-£0.16	-£0.16	-£0.18	-£0.20
4	Residential Small site - low density	10	0.37	£0.09	£0.17	£0.16	£0.16	£0.13	£0.10
5	Residential Small site - medium density	10	0.32	£0.08	£0.17	£0.16	£0.16	£0.13	£0.10
6	Residential Small site - higher density	10	0.30	£0.07	£0.17	£0.16	£0.16	£0.13	£0.10
7	Residential Medium site - low density	25	0.93	£0.23	£0.42	£0.41	£0.40	£0.31	£0.24
8	Residential Medium site - medium density	25	0.79	£0.20	£0.42	£0.41	£0.40	£0.31	£0.24
9	Residential Medium site - higher density	25	0.75	£0.19	£0.42	£0.41	£0.40	£0.31	£0.24
10	Residential Medium site - low density	50	1.85	£0.46	£0.90	£0.88	£0.86	£0.69	£0.55
11	Residential Medium site - medium density	50	1.59	£0.39	£0.90	£0.88	£0.86	£0.69	£0.55
12	Residential Medium site - higher density	50	1.50	£0.37	£1.15	£1.13	£1.11	£0.94	£0.80
13	Residential Large site - low density	100	3.70	£0.91	£1.60	£1.56	£1.51	£1.19	£0.90
14	Residential Large site - medium density	100	3.17	£0.78	£1.60	£1.56	£1.51	£1.19	£0.90
15	Residential Large site - high density	100	3.00	£0.74	£1.60	£1.56	£1.51	£1.19	£0.90
16	Residential Large site - low density	200	7.41	£1.83	£2.79	£2.71	£2.62	£1.98	£1.44
17	Residential Large site - medium density	200	6.35	£1.57	£2.79	£2.71	£2.62	£1.98	£1.44
18	Strategic scale site - low density	500	22.22	£5.49	-£5.83	-£6.04	-£6.37	-£7.87	-£9.23
19	Strategic scale site - medium density	500	19.05	£4.70	-£5.83	-£6.04	-£6.37	-£7.87	-£9.23
20	Strategic scale site - low density	750	33.33	£8.23	-£7.48	-£7.77	-£8.22	-£10.27	-£12.15
21	Strategic scale site - medium density	750	28.57	£7.06	-£7.48	-£7.77	-£8.22	-£10.27	-£12.15
22	Strategic scale site - medium density	1,500	57.14	£14.11	-£10.82	-£11.27	-£11.99	-£15.25	-£18.27
23	Strategic scale site - medium density	3,300	145.05	£35.83	-£16.40	-£17.12	-£18.28	-£23.54	-£28.47
24	Housing for Elderly (C3) - high density	40	0.50	£0.12	-£1.65	-£1.66	-£1.68	-£1.79	-£1.89
25	Housing for Elderly (C3) - high density	60	0.75	£0.19	-£2.50	-£2.52	-£2.54	-£2.72	-£2.86
26	Housing for Elderly (C2) extra care	70	0.87	£0.22	-£3.37	-£3.40	-£3.42	-£3.62	-£3.80
27	Retail (comparison)	-	0.33	£0.08	£3.64	£3.64	£3.61	£3.50	£3.41
28	Retail (comparison)	-	0.12	£0.03	£1.36	£1.36	£1.35	£1.31	£1.28
29	Retail (comparison)	-	0.83	£0.21	£9.09	£9.09	£9.02	£8.75	£8.52
30	Retail (convenience)	-	0.38	£0.09	£2.26	£2.26	£2.25	£2.20	£2.16
31	Retail (convenience)	-	1.00	£0.25	£6.04	£6.04	£6.00	£5.87	£5.75
32	Retail (convenience)	-	1.00	£0.25	£7.55	£7.55	£7.50	£7.33	£7.19
33	Offices	-	0.33	£0.08	-£4.34	-£4.34	-£4.40	-£4.61	-£4.80
34	Offices	-	0.22	£0.05	-£5.42	-£5.42	-£5.50	-£5.77	-£6.00
35	Offices	-	0.21	£0.05	-£6.51	-£6.51	-£6.60	-£6.

NORTH EAST LINCOLNSHIRE LOCAL PLAN VIABILITY TESTING

Sales value (£ psm): £2,832 | AH tenure (rent / SO): 80% 20% | AH % 20% | FHs: 0%

BLVs	BLV per ha
Secondary offices	£1,027,075
Secondary retail	£500,000
Secondary industrial	£370,000
Cleared land (open storage)	£247,000

BLVs incorporate 20% premium

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES)

	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
1	Residential Small site - low density	5	0.19	£0.19	£0.096	£0.093	£0.091	£0.074	£0.060
2	Residential Small site - medium density	5	0.16	£0.16	£0.096	£0.093	£0.091	£0.074	£0.060
3	Residential Small site - higher density (flats)	5	0.06	£0.06	-£0.142	-£0.145	-£0.148	-£0.167	-£0.184
4	Residential Small site - low density	10	0.37	£0.38	£0.191	£0.187	£0.182	£0.148	£0.120
5	Residential Small site - medium density	10	0.32	£0.33	£0.191	£0.187	£0.182	£0.148	£0.120
6	Residential Small site - higher density	10	0.30	£0.31	£0.191	£0.187	£0.182	£0.148	£0.120
7	Residential Medium site - low density	25	0.93	£0.95	£0.478	£0.466	£0.454	£0.371	£0.299
8	Residential Medium site - medium density	25	0.79	£0.82	£0.478	£0.466	£0.454	£0.371	£0.299
9	Residential Medium site - higher density	25	0.75	£0.77	£0.478	£0.466	£0.454	£0.371	£0.299
10	Residential Medium site - low density	50	1.85	£1.90	£1.008	£0.986	£0.962	£0.798	£0.658
11	Residential Medium site - medium density	50	1.59	£1.63	£1.008	£0.986	£0.962	£0.798	£0.658
12	Residential Medium site - higher density	50	1.50	£1.54	£1.571	£1.549	£1.525	£1.361	£1.222
13	Residential Large site - low density	100	3.70	£3.80	£1.822	£1.779	£1.732	£1.409	£1.134
14	Residential Large site - medium density	100	3.17	£3.26	£1.822	£1.779	£1.732	£1.409	£1.134
15	Residential Large site - high density	100	3.00	£3.08	£1.822	£1.779	£1.732	£1.409	£1.134
16	Residential Large site - low density	200	7.41	£7.61	£3.240	£3.158	£3.067	£2.445	£1.914
17	Residential Large site - medium density	200	6.35	£6.52	£3.240	£3.158	£3.067	£2.445	£1.914
18	Strategic scale site - low density	500	22.22	£22.82	-£4.847	-£5.054	-£5.377	-£6.846	-£8.193
19	Strategic scale site - medium density	500	19.05	£19.56	-£4.847	-£5.054	-£5.377	-£6.846	-£8.193
20	Strategic scale site - low density	750	33.33	£34.24	-£6.163	-£6.445	-£6.888	-£8.900	-£10.755
21	Strategic scale site - medium density	750	28.57	£29.34	-£6.163	-£6.445	-£6.888	-£8.900	-£10.755
22	Strategic scale site - medium density	1,500	57.14	£58.69	-£8.815	-£9.261	-£9.961	-£13.148	-£16.106
23	Strategic scale site - medium density	3,300	145.05	£148.98	-£13.262	-£13.979	-£15.099	-£20.236	-£25.030
24	Housing for Elderly (C3) - high density	40	0.50	£0.51	-£1.574	-£1.592	-£1.606	-£1.721	-£1.819
25	Housing for Elderly (C3) - high density	60	0.75	£0.77	-£2.388	-£2.414	-£2.436	-£2.608	-£2.754
26	Housing for Elderly (C2) extra care	70	0.87	£0.90	-£3.247	-£3.278	-£3.304	-£3.504	-£3.675
27	Retail (comparison)	-	0.33	£0.34	£3.637	£3.637	£3.606	£3.500	£3.408
28	Retail (comparison)	-	0.12	£0.13	£1.364	£1.364	£1.352	£1.312	£1.278
29	Retail (comparison)	-	0.83	£0.86	£9.092	£9.092	£9.015	£8.749	£8.520
30	Retail (convenience)	-	0.38	£0.39	£2.264	£2.264	£2.249	£2.200	£2.157
31	Retail (convenience)	-	1.00	£1.03	£6.036	£6.036	£5.999	£5.866	£5.753
32	Retail (convenience)	-	1.00	£1.03	£7.546	£7.546	£7.498	£7.333	£7.191
33	Offices	-	0.33	£0.34	-£4.338	-£4.338	-£4.399	-£4.614	-£4.798
34	Offices	-	0.22	£0.23	-£5.423	-£5.423	-£5.499	-£5.768	-£5.998
35	Offices	-	0.21	£0.21	-£6.507	-£6.507	-£6.599	-£6.921	-£7.198
36	Industrial (40% plot ratio)	-	1.00	£1.03	£0.393	£0.393	£0.373	£0.304	£0.245
37	Warehousing/logistics (50% plot ratio)	-	1.00	£1.03	£0.496	£0.496	£0.471	£0.385	£0.311
38	Warehousing/logistics (60% plot ratio)	-	1.00	£1.03	£0.599	£0.599	£0.569	£0.466	£0.378
39	Hotel (75 rooms)	-	0.11	£0.12	£0.063	£0.063	£0.031	-£0.083	-£0.181
40	Hotel (100 rooms)	-	0.11	£0.12	£0.084	£0.084	£0.041	-£0.111	-£0.242
41	Hotel (125 room)	-	0.11	£0.12	£0.105	£0.105	£0.051	-£0.139	-£0.302
42	Hotel (150 rooms)	-	0.68	£0.70	£0.126	£0.126	£0.062	-£0.166	-£0.363
43	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.516	-£2.604	-£2.680
44	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.516	-£2.604	-£2.680
45	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.516	-£2.604	-£2.680
46	Community use	-	0.40	£0.41	-£3.322	-£3.322	-£3.355	-£3.473	-£3.573
47	Community use	-	0.50	£0.51	-£4.152	-£4.152	-£4.194	-£4.341	-£4.466
48	Community use	-	0.60	£0.62	-£4.983	-£4.983	-£5.033	-£5.209	-£5.360

% change in residual land values resulting from policy change

EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
2.33%	4.88%	22.38%	37.30%
2.33%	4.88%	22.38%	37.30%
1.59%	3.83%	17.52%	29.21%
2.33%	4.88%	22.38%	37.30%
2.33%	4.88%	22.38%	37.30%
2.33%	4.88%	22.38%	37.30%
2.33%	4.88%	22.38%	37.30%
2.33%	4.88%	22.38%	37.30%
2.33%	4.88%	22.38%	37.30%
2.33%	4.88%	22.38%	37.30%
2.17%	4.55%	20.85%	34.75%
2.17%	4.55%	20.85%	34.75%
1.39%	2.92%	13.34%	22.23%
2.36%	4.94%	22.65%	37.75%
2.36%	4.94%	22.65%	37.75%
2.36%	4.94%	22.65%	37.75%
2.56%	5.36%	24.55%	40.93%
2.56%	5.36%	24.55%	40.93%
4.27%	10.93%	41.25%	69.05%
4.27%	10.93%	41.25%	69.05%
4.57%	11.76%	44.41%	74.50%
4.57%	11.76%	44.41%	74.50%
5.06%	13.00%	49.15%	82.70%
5.41%	13.85%	52.59%	88.73%
1.11%	2.04%	9.33%	15.54%
1.09%	2.02%	9.21%	15.36%
0.94%	1.73%	7.89%	13.16%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	5.07%	22.56%	37.60%
0.00%	5.02%	22.33%	37.22%
0.00%	4.99%	22.18%	36.97%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
1	Residential Small site - low density	5	0.19	£0.09	£0.10	£0.09	£0.09	£0.07	£0.06
2	Residential Small site - medium density	5	0.16	£0.08	£0.10	£0.09	£0.09	£0.07	£0.06
3	Residential Small site - higher density (flats)	5	0.06	£0.03	-£0.14	-£0.14	-£0.15	-£0.17	-£0.18
4	Residential Small site - low density	10	0.37	£0.19	£0.19	£0.19	£0.18	£0.15	£0.12
5	Residential Small site - medium density	10	0.32	£0.16	£0.19	£0.19	£0.18	£0.15	£0.12
6	Residential Small site - higher density	10	0.30	£0.15	£0.19	£0.19	£0.18	£0.15	£0.12
7	Residential Medium site - low density	25	0.93	£0.46	£0.48	£0.47	£0.45	£0.37	£0.30
8	Residential Medium site - medium density	25	0.79	£0.40	£0.48	£0.47	£0.45	£0.37	£0.30
9	Residential Medium site - higher density	25	0.75	£0.38	£0.48	£0.47	£0.45	£0.37	£0.30
10	Residential Medium site - low density	50	1.85	£0.93	£1.01	£0.99	£0.96	£0.80	£0.66
11	Residential Medium site - medium density	50	1.59	£0.79	£1.01	£0.99	£0.96	£0.80	£0.66
12	Residential Medium site - higher density	50	1.50	£0.75	£1.57	£1.55	£1.52	£1.36	£1.22
13	Residential Large site - low density	100	3.70	£1.85	£1.82	£1.78	£1.73	£1.41	£1.13
14	Residential Large site - medium density	100	3.17	£1.59	£1.82	£1.78	£1.73	£1.41	£1.13
15	Residential Large site - high density	100	3.00	£1.50	£1.82	£1.78	£1.73	£1.41	£1.13
16	Residential Large site - low density	200	7.41	£3.70	£3.24	£3.16	£3.07	£2.44	£1.91
17	Residential Large site - medium density	200	6.35	£3.17	£3.24	£3.16	£3.07	£2.44	£1.91
18	Strategic scale site - low density	500	22.22	£11.11	-£4.85	-£5.05	-£5.38	-£6.85	-£8.19
19	Strategic scale site - medium density	500	19.05	£9.52	-£4.85	-£5.05	-£5.38	-£6.85	-£8.19
20	Strategic scale site - low density	750	33.33	£16.67	-£6.16	-£6.44	-£6.89	-£8.90	-£10.75
21	Strategic scale site - medium density	750	28.57	£14.29	-£6.16	-£6.44	-£6.89	-£8.90	-£10.75
22	Strategic scale site - medium density	1,500	57.14	£28.57	-£8.82	-£9.26	-£9.96	-£13.15	-£16.11
23	Strategic scale site - medium density	3,300	145.05	£72.53	-£13.26	-£13.98	-£15.10	-£20.24	-£25.03
24	Housing for Elderly (C3) - high density	40	0.50	£0.25	-£1.57	-£1.59	-£1.61	-£1.72	-£1.82
25	Housing for Elderly (C3) - high density	60	0.75	£0.37	-£2.39	-£2.41	-£2.44	-£2.61	-£2.75
26	Housing for Elderly (C2) extra care	70	0.87	£0.44	-£3.25	-£3.28	-£3.30	-£3.50	-£3.67
27	Retail (comparison)	-	0.33	£0.17	£3.64	£3.64	£3.61	£3.50	£3.41
28	Retail (comparison)	-	0.12	£0.06	£1.36	£1.36	£1.35	£1.31	£1.28
29	Retail (comparison)	-	0.83	£0.42	£9.09	£9.09	£9.02	£8.75	£8.52
30	Retail (convenience)	-	0.38	£0.19	£2.26	£2.26	£2.25	£2.20	£2.16
31	Retail (convenience)	-	1.00	£0.50	£6.04	£6.04	£6.00	£5.87	£5.75
32	Retail (convenience)	-	1.00	£0.50	£7.55	£7.55	£7.50	£7.33	£7.19
33	Offices	-	0.33	£0.17	-£4.34	-£4.34	-£4.40	-£4.61	-£4.80
34	Offices	-	0.22	£0.11	-£5.42	-£5.42	-£5.50	-£5.77	-£6.00
35	Offices	-	0.21	£0.10	-£6.51	-£6.51	-£6.60	-£6.92	-£7.20
36	Industrial (40% plot ratio)	-	1.00	£0.50	£0.39	£0.39	£0.37	£0.30	£0.25
37	Warehousing/logistics (50% plot ratio)	-	1.00	£0.50	£0.50	£0.50	£0.47	£0.39	£0.31
38	Warehousing/logistics (60% plot ratio)	-	1.00	£0.50	£0.60	£0.60	£0.57	£0.47	£0.38
39	Hotel (75 rooms)	-	0.11	£0.06	£0.06	£0.06	£0.03	-£0.08	-£0.18
40	Hotel (100 rooms)	-	0.11	£0.06	£0.08	£0.08	£0.04	-£0.11	-£0.24
41	Hotel (125 room)	-	0.11	£0.06	£0.10	£0.10	£0.05	-£0.14	-£0.30
42	Hotel (150 rooms)	-	0.68	£0.34	£0.13	£0.13	£0.06	-£0.17	-£0.36
43	Leisure use	-	0.30	£0.15	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
44	Leisure use	-	0.30	£0.15	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
45	Leisure use	-	0.30	£0.15	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
46	Community use	-	0.40	£0.20	-£3.32	-£3.32	-£3.36	-£3.47	-£3.57
47	Community use	-	0.50	£0.25	-£4.15	-£4.15	-£4.19	-£4.34	-£4.47
48	Community use	-	0.60	£0.30	-£4.98	-£4.98	-£5.03	-£5.21	-£5.36

% change in residual land values resulting from policy change

EVC	BNG (10%)	Carbon A+X	Carbon B+Y
2.33%	4.88%	22.38%	37.30%
2.33%	4.88%	22.38%	37.30%
1.59%	3.83%	17.52%	29.21%
2.33%	4.88%	22.38%	37.30%
2.33%	4.88%	22.38%	37.30%
2.33%	4.88%	22.38%	37.30%
2.33%	4.88%	22.38%	37.30%
2.33%	4.88%	22.38%	37.30%
2.33%	4.88%	22.38%	37.30%
2.33%	4.88%	22.38%	37.30%
2.17%	4.55%	20.85%	34.75%
2.17%	4.55%	20.85%	34.75%
1.39%	2.92%	13.34%	22.23%
2.36%	4.94%	22.65%	37.75%
2.36%	4.94%	22.65%	37.75%
2.36%	4.94%	22.65%	37.75%
2.56%	5.36%	24.55%	40.93%
2.56%	5.36%	24.55%	40.93%
4.27%	10.93%	41.25%	69.05%
4.27%	10.93%	41.25%	69.05%
4.57%	11.76%	44.41%	74.50%
4.57%	11.76%	44.41%	74.50%
5.06%	13.00%	49.15%	82.70%
5.41%	13.85%	52.59%	88.73%
1.11%	2.04%	9.33%	15.54%
1.09%	2.02%	9.21%	15.36%
0.94%	1.73%	7.89%	13.16%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	5.07%	22.56%	37.60%
0.00%	5.02%	22.33%	37.22%
0.00%	4.99%	22.18%	36.97%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
1	Residential Small site - low density	5	0.19	£0.07	£0.10	£0.09	£0.09	£0.07	£0.06
2	Residential Small site - medium density	5	0.16	£0.06	£0.10	£0.09	£0.09	£0.07	£0.06
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.14	-£0.14	-£0.15	-£0.17	-£0.18
4	Residential Small site - low density	10	0.37	£0.14	£0.19	£0.19	£0.18	£0.15	£0.12
5	Residential Small site - medium density	10	0.32	£0.12	£0.19	£0.19	£0.18	£0.15	£0.12
6	Residential Small site - higher density	10	0.30	£0.11	£0.19	£0.19	£0.18	£0.15	£0.12
7	Residential Medium site - low density	25	0.93	£0.34	£0.48	£0.47	£0.45	£0.37	£0.30
8	Residential Medium site - medium density	25	0.79	£0.29	£0.48	£0.47	£0.45	£0.37	£0.30
9	Residential Medium site - higher density	25	0.75	£0.28	£0.48	£0.47	£0.45	£0.37	£0.30
10	Residential Medium site - low density	50	1.85	£0.69	£1.01	£0.99	£0.96	£0.80	£0.66
11	Residential Medium site - medium density	50	1.59	£0.59	£1.01	£0.99	£0.96	£0.80	£0.66
12	Residential Medium site - higher density	50	1.50	£0.56	£1.57	£1.55	£1.52	£1.36	£1.22
13	Residential Large site - low density	100	3.70	£1.37	£1.82	£1.78	£1.73	£1.41	£1.13
14	Residential Large site - medium density	100	3.17	£1.17	£1.82	£1.78	£1.73	£1.41	£1.13
15	Residential Large site - high density	100	3.00	£1.11	£1.82	£1.78	£1.73	£1.41	£1.13
16	Residential Large site - low density	200	7.41	£2.74	£3.24	£3.16	£3.07	£2.44	£1.91
17	Residential Large site - medium density	200	6.35	£2.35	£3.24	£3.16	£3.07	£2.44	£1.91
18	Strategic scale site - low density	500	22.22	£8.22	-£4.85	-£5.05	-£5.38	-£6.85	-£8.19
19	Strategic scale site - medium density	500	19.05	£7.05	-£4.85	-£5.05	-£5.38	-£6.85	-£8.19
20	Strategic scale site - low density	750	33.33	£12.33	-£6.16	-£6.44	-£6.89	-£8.90	-£10.75
21	Strategic scale site - medium density	750	28.57	£10.57	-£6.16	-£6.44	-£6.89	-£8.90	-£10.75
22	Strategic scale site - medium density	1,500	57.14	£21.14	-£8.82	-£9.26	-£9.96	-£13.15	-£16.11
23	Strategic scale site - medium density	3,300	145.05	£53.67	-£13.26	-£13.98	-£15.10	-£20.24	-£25.03
24	Housing for Elderly (C3) - high density	40	0.50	£0.18	-£1.57	-£1.59	-£1.61	-£1.72	-£1.82
25	Housing for Elderly (C3) - high density	60	0.75	£0.28	-£2.39	-£2.41	-£2.44	-£2.61	-£2.75
26	Housing for Elderly (C2) extra care	70	0.87	£0.32	-£3.25	-£3.28	-£3.30	-£3.50	-£3.67
27	Retail (comparison)	-	0.33	£0.12	£3.64	£3.64	£3.61	£3.50	£3.41
28	Retail (comparison)	-	0.12	£0.05	£1.36	£1.36	£1.35	£1.31	£1.28
29	Retail (comparison)	-	0.83	£0.31	£9.09	£9.09	£9.02	£8.75	£8.52
30	Retail (convenience)	-	0.38	£0.14	£2.26	£2.26	£2.25	£2.20	£2.16
31	Retail (convenience)	-	1.00	£0.37	£6.04	£6.04	£6.00	£5.87	£5.75
32	Retail (convenience)	-	1.00	£0.37	£7.55	£7.55	£7.50	£7.33	£7.19
33	Offices	-	0.33	£0.12	-£4.34	-£4.34	-£4.40	-£4.61	-£4.80
34	Offices	-	0.22	£0.08	-£5.42	-£5.42	-£5.50	-£5.77	-£6.00
35	Offices	-	0.21	£0.08	-£6.51	-£6.51	-£6.60	-£6.92	-£7.20
36	Industrial (40% plot ratio)	-	1.00	£0.37	£0.39	£0.39	£0.37	£0.30	£0.25
37	Warehousing/logistics (50% plot ratio)	-	1.00	£0.37	£0.50	£0.50	£0.47	£0.39	£0.31
38	Warehousing/logistics (60% plot ratio)	-	1.00	£0.37	£0.60	£0.60	£0.57	£0.47	£0.38
39	Hotel (75 rooms)	-	0.11	£0.04	£0.06	£0.06	£0.03	-£0.08	-£0.18
40	Hotel (100 rooms)	-	0.11	£0.04	£0.08	£0.08	£0.04	-£0.11	-£0.24
41	Hotel (125 room)	-	0.11	£0.04	£0.10	£0.10	£0.05	-£0.14	-£0.30
42	Hotel (150 rooms)	-	0.68	£0.25	£0.13	£0.13	£0.06	-£0.17	-£0.36
43	Leisure use	-	0.30	£0.11	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
44	Leisure use	-	0.30	£0.11	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
45	Leisure use	-	0.30	£0.11	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68
46	Community use	-	0.40	£0.15	-£3.32	-£3.32	-£3.36	-£3.47	-£3.57
47	Community use	-	0.50	£0.18	-£4.15	-£4.15	-£4.19	-£4.34	-£4.47
48	Community use	-	0.60	£0.22	-£4.98	-£4.98	-£5.03	-£5.21	-£5.36

% change in residual land values resulting from policy change

EVC	BNG (10%)	Carbon A+X	Carbon B+Y
2.33%	4.88%	22.38%	37.30%
2.33%	4.88%	22.38%	37.30%
1.59%	3.83%	17.52%	29.21%
2.33%	4.88%	22.38%	37.30%
2.33%	4.88%	22.38%	37.30%
2.33%	4.88%	22.38%	37.30%
2.33%	4.88%	22.38%	37.30%
2.33%	4.88%	22.38%	37.30%
2.33%	4.88%	22.38%	37.30%
2.33%	4.88%	22.38%	37.30%
2.17%	4.55%	20.85%	34.75%
2.17%	4.55%	20.85%	34.75%
1.39%	2.92%	13.34%	22.23%
2.36%	4.94%	22.65%	37.75%
2.36%	4.94%	22.65%	37.75%
2.36%	4.94%	22.65%	37.75%
2.56%	5.36%	24.55%	40.93%
2.56%	5.36%	24.55%	40.93%
4.27%	10.93%	41.25%	69.05%
4.27%	10.93%	41.25%	69.05%
4.57%	11.76%	44.41%	74.50%
4.57%	11.76%	44.41%	74.50%
5.06%	13.00%	49.15%	82.70%
5.41%	13.85%	52.59%	88.73%
1.11%	2.04%	9.33%	15.54%
1.09%	2.02%	9.21%	15.36%
0.94%	1.73%	7.89%	13.16%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.84%	3.78%	6.29%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	0.63%	2.82%	4.70%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	1.41%	6.37%	10.61%
0.00%	5.07%	22.56%	37.60%
0.00%	5.02%	22.33%	37.22%
0.00%	4.99%	22.18%	36.97%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	50.94%	232.07%	387.87%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%
0.00%	1.01%	4.54%	7.57%

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
1	Residential Small site - low density	5	0.19	£0.05	£0.10	£0.09	£0.09	£0.07	£0.06
2	Residential Small site - medium density	5	0.16	£0.04	£0.10	£0.09	£0.09	£0.07	£0.06
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.14	-£0.14	-£0.15	-£0.17	-£0.18
4	Residential Small site - low density	10	0.37	£0.09	£0.19	£0.19	£0.18	£0.15	£0.12
5	Residential Small site - medium density	10	0.32	£0.08	£0.19	£0.19	£0.18	£0.15	£0.12
6	Residential Small site - higher density	10	0.30	£0.07	£0.19	£0.19	£0.18	£0.15	£0.12
7	Residential Medium site - low density	25	0.93	£0.23	£0.48	£0.47	£0.45	£0.37	£0.30
8	Residential Medium site - medium density	25	0.79	£0.20	£0.48	£0.47	£0.45	£0.37	£0.30
9	Residential Medium site - higher density	25	0.75	£0.19	£0.48	£0.47	£0.45	£0.37	£0.30
10	Residential Medium site - low density	50	1.85	£0.46	£1.01	£0.99	£0.96	£0.80	£0.66
11	Residential Medium site - medium density	50	1.59	£0.39	£1.01	£0.99	£0.96	£0.80	£0.66
12	Residential Medium site - higher density	50	1.50	£0.37	£1.57	£1.55	£1.52	£1.36	£1.22
13	Residential Large site - low density	100	3.70	£0.91	£1.82	£1.78	£1.73	£1.41	£1.13
14	Residential Large site - medium density	100	3.17	£0.78	£1.82	£1.78	£1.73	£1.41	£1.13
15	Residential Large site - high density	100	3.00	£0.74	£1.82	£1.78	£1.73	£1.41	£1.13
16	Residential Large site - low density	200	7.41	£1.83	£3.24	£3.16	£3.07	£2.44	£1.91
17	Residential Large site - medium density	200	6.35	£1.57	£3.24	£3.16	£3.07	£2.44	£1.91
18	Strategic scale site - low density	500	22.22	£5.49	-£4.85	-£5.05	-£5.38	-£6.85	-£8.19
19	Strategic scale site - medium density	500	19.05	£4.70	-£4.85	-£5.05	-£5.38	-£6.85	-£8.19
20	Strategic scale site - low density	750	33.33	£8.23	-£6.16	-£6.44	-£6.89	-£8.90	-£10.75
21	Strategic scale site - medium density	750	28.57	£7.06	-£6.16	-£6.44	-£6.89	-£8.90	-£10.75
22	Strategic scale site - medium density	1,500	57.14	£14.11	-£8.82	-£9.26	-£9.96	-£13.15	-£16.11
23	Strategic scale site - medium density	3,300	145.05	£35.83	-£13.26	-£13.98	-£15.10	-£20.24	-£25.03
24	Housing for Elderly (C3) - high density	40	0.50	£0.12	-£1.57	-£1.59	-£1.61	-£1.72	-£1.82
25	Housing for Elderly (C3) - high density	60	0.75	£0.19	-£2.39	-£2.41	-£2.44	-£2.61	-£2.75
26	Housing for Elderly (C2) extra care	70	0.87	£0.22	-£3.25	-£3.28	-£3.30	-£3.50	-£3.67
27	Retail (comparison)	-	0.33	£0.08	£3.64	£3.64	£3.61	£3.50	£3.41
28	Retail (comparison)	-	0.12	£0.03	£1.36	£1.36	£1.35	£1.31	£1.28
29	Retail (comparison)	-	0.83	£0.21	£9.09	£9.09	£9.02	£8.75	£8.52
30	Retail (convenience)	-	0.38	£0.09	£2.26	£2.26	£2.25	£2.20	£2.16
31	Retail (convenience)	-	1.00	£0.25	£6.04	£6.04	£6.00	£5.87	£5.75
32	Retail (convenience)	-	1.00	£0.25	£7.55	£7.55	£7.50	£7.33	£7.19
33	Offices	-	0.33	£0.08	-£4.34	-£4.34	-£4.40	-£4.61	-£4.80
34	Offices	-	0.22	£0.05	-£5.42

NORTH EAST LINCOLNSHIRE LOCAL PLAN VIABILITY TESTING

Sales value (£ psm): £2,966 AH tenure (rent / SO): 80% 20% FHs: 0%

AH %: 20%

BLVs	BLV per ha
Secondary offices	£1,027,075
Secondary retail	£500,000
Secondary industrial	£370,000
Cleared land (open storage)	£247,000

BLVs incorporate 20% premium

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES)

	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2	% change in residual land values resulting from policy change: EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
1	Residential Small site - low density	5	0.19	£0.19	£0.132	£0.130	£0.127	£0.110	£0.096	1.69%	3.54%	16.22%	27.04%
2	Residential Small site - medium density	5	0.16	£0.16	£0.132	£0.130	£0.127	£0.110	£0.096	1.69%	3.54%	16.22%	27.04%
3	Residential Small site - higher density (flats)	5	0.06	£0.06	-£0.111	-£0.113	-£0.117	-£0.136	-£0.153	2.04%	4.91%	22.46%	37.44%
4	Residential Small site - low density	10	0.37	£0.38	£0.264	£0.259	£0.254	£0.221	£0.192	1.69%	3.54%	16.22%	27.04%
5	Residential Small site - medium density	10	0.32	£0.33	£0.264	£0.259	£0.254	£0.221	£0.192	1.69%	3.54%	16.22%	27.04%
6	Residential Small site - higher density	10	0.30	£0.31	£0.264	£0.259	£0.254	£0.221	£0.192	1.69%	3.54%	16.22%	27.04%
7	Residential Medium site - low density	25	0.93	£0.95	£0.659	£0.648	£0.636	£0.552	£0.481	1.69%	3.54%	16.22%	27.04%
8	Residential Medium site - medium density	25	0.79	£0.82	£0.659	£0.648	£0.636	£0.552	£0.481	1.69%	3.54%	16.22%	27.04%
9	Residential Medium site - higher density	25	0.75	£0.77	£0.659	£0.648	£0.636	£0.552	£0.481	1.69%	3.54%	16.22%	27.04%
10	Residential Medium site - low density	50	1.85	£1.90	£1.368	£1.346	£1.322	£1.157	£1.017	1.60%	3.35%	15.37%	25.61%
11	Residential Medium site - medium density	50	1.59	£1.63	£1.368	£1.346	£1.322	£1.157	£1.017	1.60%	3.35%	15.37%	25.61%
12	Residential Medium site - higher density	50	1.50	£1.54	£2.001	£1.979	£1.955	£1.791	£1.652	1.09%	2.29%	10.47%	17.45%
13	Residential Large site - low density	100	3.70	£3.80	£2.521	£2.478	£2.431	£2.108	£1.833	1.70%	3.57%	16.37%	27.28%
14	Residential Large site - medium density	100	3.17	£3.26	£2.521	£2.478	£2.431	£2.108	£1.833	1.70%	3.57%	16.37%	27.28%
15	Residential Large site - high density	100	3.00	£3.08	£2.521	£2.478	£2.431	£2.108	£1.833	1.70%	3.57%	16.37%	27.28%
16	Residential Large site - low density	200	7.41	£7.61	£4.575	£4.492	£4.401	£3.779	£3.249	1.81%	3.79%	17.39%	28.98%
17	Residential Large site - medium density	200	6.35	£6.52	£4.575	£4.492	£4.401	£3.779	£3.249	1.81%	3.79%	17.39%	28.98%
18	Strategic scale site - low density	500	22.22	£22.82	-£1.455	-£1.659	-£1.977	-£3.423	-£4.748	14.01%	35.88%	135.26%	226.36%
19	Strategic scale site - medium density	500	19.05	£19.56	-£1.455	-£1.659	-£1.977	-£3.423	-£4.748	14.01%	35.88%	135.26%	226.36%
20	Strategic scale site - low density	750	33.33	£34.24	-£1.530	-£1.808	-£2.242	-£4.202	-£6.006	18.17%	46.53%	174.68%	292.59%
21	Strategic scale site - medium density	750	28.57	£29.34	-£1.530	-£1.808	-£2.242	-£4.202	-£6.006	18.17%	46.53%	174.68%	292.59%
22	Strategic scale site - medium density	1,500	57.14	£58.69	-£1.504	-£1.937	-£2.615	-£5.691	-£8.518	28.75%	73.87%	278.35%	466.30%
23	Strategic scale site - medium density	3,300	145.05	£148.98	-£1.507	-£2.199	-£3.282	-£8.198	-£12.730	45.89%	117.79%	443.98%	744.64%
24	Housing for Elderly (C3) - high density	40	0.50	£0.51	-£1.418	-£1.435	-£1.450	-£1.565	-£1.662	1.23%	2.27%	10.36%	17.26%
25	Housing for Elderly (C3) - high density	60	0.75	£0.77	-£2.154	-£2.181	-£2.203	-£2.374	-£2.521	1.21%	2.23%	10.21%	17.02%
26	Housing for Elderly (C2) extra care	70	0.87	£0.90	-£2.995	-£3.026	-£3.051	-£3.252	-£3.423	1.02%	1.87%	8.56%	14.27%
27	Retail (comparison)	-	0.33	£0.34	£3.637	£3.637	£3.606	£3.500	£3.408	0.00%	0.84%	3.78%	6.29%
28	Retail (comparison)	-	0.12	£0.13	£1.364	£1.364	£1.352	£1.312	£1.278	0.00%	0.84%	3.78%	6.29%
29	Retail (comparison)	-	0.83	£0.86	£9.092	£9.092	£9.015	£8.749	£8.520	0.00%	0.84%	3.78%	6.29%
30	Retail (convenience)	-	0.38	£0.39	£2.264	£2.264	£2.249	£2.200	£2.157	0.00%	0.63%	2.82%	4.70%
31	Retail (convenience)	-	1.00	£1.03	£6.036	£6.036	£5.999	£5.866	£5.753	0.00%	0.63%	2.82%	4.70%
32	Retail (convenience)	-	1.00	£1.03	£7.546	£7.546	£7.498	£7.333	£7.191	0.00%	0.63%	2.82%	4.70%
33	Offices	-	0.33	£0.34	-£4.338	-£4.338	-£4.399	-£4.614	-£4.798	0.00%	1.41%	6.37%	10.61%
34	Offices	-	0.22	£0.23	-£5.423	-£5.423	-£5.499	-£5.768	-£5.998	0.00%	1.41%	6.37%	10.61%
35	Offices	-	0.21	£0.21	-£6.507	-£6.507	-£6.599	-£6.921	-£7.198	0.00%	1.41%	6.37%	10.61%
36	Industrial (40% plot ratio)	-	1.00	£1.03	£0.393	£0.393	£0.373	£0.304	£0.245	0.00%	5.07%	22.56%	37.60%
37	Warehousing/logistics (50% plot ratio)	-	1.00	£1.03	£0.496	£0.496	£0.471	£0.385	£0.311	0.00%	5.02%	22.33%	37.22%
38	Warehousing/logistics (60% plot ratio)	-	1.00	£1.03	£0.599	£0.599	£0.569	£0.466	£0.378	0.00%	4.99%	22.18%	36.97%
39	Hotel (75 rooms)	-	0.11	£0.12	£0.063	£0.063	£0.031	-£0.083	-£0.181	0.00%	50.94%	232.07%	387.87%
40	Hotel (100 rooms)	-	0.11	£0.12	£0.084	£0.084	£0.041	-£0.111	-£0.242	0.00%	50.94%	232.07%	387.87%
41	Hotel (125 room)	-	0.11	£0.12	£0.105	£0.105	£0.051	-£0.139	-£0.302	0.00%	50.94%	232.07%	387.87%
42	Hotel (150 rooms)	-	0.68	£0.70	£0.126	£0.126	£0.062	-£0.166	-£0.363	0.00%	50.94%	232.07%	387.87%
43	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.516	-£2.604	-£2.680	0.00%	1.01%	4.54%	7.57%
44	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.516	-£2.604	-£2.680	0.00%	1.01%	4.54%	7.57%
45	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.516	-£2.604	-£2.680	0.00%	1.01%	4.54%	7.57%
46	Community use	-	0.40	£0.41	-£3.322	-£3.322	-£3.355	-£3.473	-£3.573	0.00%	1.01%	4.54%	7.57%
47	Community use	-	0.50	£0.51	-£4.152	-£4.152	-£4.194	-£4.341	-£4.466	0.00%	1.01%	4.54%	7.57%
48	Community use	-	0.60	£0.62	-£4.983	-£4.983	-£5.033	-£5.209	-£5.360	0.00%	1.01%	4.54%	7.57%

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2	% change in residual land values resulting from policy change: EVC	BNG (10%)	Carbon A+X	Carbon B+Y
1	Residential Small site - low density	5	0.19	£0.09	£0.13	£0.13	£0.13	£0.11	£0.10	1.69%	3.54%	16.22%	27.04%
2	Residential Small site - medium density	5	0.16	£0.08	£0.13	£0.13	£0.13	£0.11	£0.10	1.69%	3.54%	16.22%	27.04%
3	Residential Small site - higher density (flats)	5	0.06	£0.03	-£0.11	-£0.11	-£0.12	-£0.14	-£0.15	2.04%	4.91%	22.46%	37.44%
4	Residential Small site - low density	10	0.37	£0.19	£0.26	£0.26	£0.25	£0.22	£0.19	1.69%	3.54%	16.22%	27.04%
5	Residential Small site - medium density	10	0.32	£0.16	£0.26	£0.26	£0.25	£0.22	£0.19	1.69%	3.54%	16.22%	27.04%
6	Residential Small site - higher density	10	0.30	£0.15	£0.26	£0.26	£0.25	£0.22	£0.19	1.69%	3.54%	16.22%	27.04%
7	Residential Medium site - low density	25	0.93	£0.46	£0.66	£0.65	£0.64	£0.55	£0.48	1.69%	3.54%	16.22%	27.04%
8	Residential Medium site - medium density	25	0.79	£0.40	£0.66	£0.65	£0.64	£0.55	£0.48	1.69%	3.54%	16.22%	27.04%
9	Residential Medium site - higher density	25	0.75	£0.38	£0.66	£0.65	£0.64	£0.55	£0.48	1.69%	3.54%	16.22%	27.04%
10	Residential Medium site - low density	50	1.85	£0.93	£1.37	£1.35	£1.32	£1.16	£1.02	1.60%	3.35%	15.37%	25.61%
11	Residential Medium site - medium density	50	1.59	£0.79	£1.37	£1.35	£1.32	£1.16	£1.02	1.60%	3.35%	15.37%	25.61%
12	Residential Medium site - higher density	50	1.50	£0.75	£2.00	£1.98	£1.96	£1.79	£1.65	1.09%	2.29%	10.47%	17.45%
13	Residential Large site - low density	100	3.70	£1.85	£2.52	£2.48	£2.43	£2.11	£1.83	1.70%	3.57%	16.37%	27.28%
14	Residential Large site - medium density	100	3.17	£1.59	£2.52	£2.48	£2.43	£2.11	£1.83	1.70%	3.57%	16.37%	27.28%
15	Residential Large site - high density	100	3.00	£1.50	£2.52	£2.48	£2.43	£2.11	£1.83	1.70%	3.57%	16.37%	27.28%
16	Residential Large site - low density	200	7.41	£3.70	£4.57	£4.49	£4.40	£3.78	£3.25	1.81%	3.79%	17.39%	28.98%
17	Residential Large site - medium density	200	6.35	£3.17	£4.57	£4.49	£4.40	£3.78	£3.25	1.81%	3.79%	17.39%	28.98%
18	Strategic scale site - low density	500	22.22	£11.11	-£1.45	-£1.66	-£1.98	-£3.42	-£4.75	14.01%	35.88%	135.26%	226.36%
19	Strategic scale site - medium density	500	19.05	£9.52	-£1.45	-£1.66	-£1.98	-£3.42	-£4.75	14.01%	35.88%	135.26%	226.36%
20	Strategic scale site - low density	750	33.33	£16.67	-£1.53	-£1.81	-£2.24	-£4.20	-£6.01	18.17%	46.53%	174.68%	292.59%
21	Strategic scale site - medium density	750	28.57	£14.29	-£1.53	-£1.81	-£2.24	-£4.20	-£6.01	18.17%	46.53%	174.68%	292.59%
22	Strategic scale site - medium density	1,500	57.14	£28.57	-£1.50	-£1.94	-£2.62	-£5.69	-£8.52	28.75%	73.87%	278.35%	466.30%
23	Strategic scale site - medium density	3,300	145.05	£72.53	-£1.51	-£2.20	-£3.28	-£8.20	-£12.73	45.89%	117.79%	443.98%	744.64%
24	Housing for Elderly (C3) - high density	40	0.50	£0.25	-£1.42	-£1.44	-£1.45	-£1.56	-£1.66	1.23%	2.27%	10.36%	17.26%
25	Housing for Elderly (C3) - high density	60	0.75	£0.37	-£2.15	-£2.18	-£2.20	-£2.37	-£2.52	1.21%	2.23%	10.21%	17.02%
26	Housing for Elderly (C2) extra care	70	0.87	£0.44	-£3.00	-£3.03	-£3.05	-£3.25	-£3.42	1.02%	1.87%	8.56%	14.27%
27	Retail (comparison)	-	0.33	£0.17	£3.64	£3.64	£3.61	£3.50	£3.41	0.00%	0.84%	3.78%	6.29%
28	Retail (comparison)	-	0.12	£0.06	£1.36	£1.36	£1.35	£1.31	£1.28	0.00%	0.84%	3.78%	6.29%
29	Retail (comparison)	-	0.83	£0.42	£9.09	£9.09	£9.02	£8.75	£8.52	0.00%	0.84%	3.78%	6.29%
30	Retail (convenience)	-	0.38	£0.19	£2.26	£2.26	£2.25	£2.20	£2.16	0.00%	0.63%	2.82%	4.70%
31	Retail (convenience)	-	1.00	£0.50	£6.04	£6.04	£6.00	£5.87	£5.75	0.00%	0.63%	2.82%	4.70%
32	Retail (convenience)	-	1.00	£0.50	£7.55	£7.55	£7.50	£7.33	£7.19	0.00%	0.63%	2.82%	4.70%
33	Offices	-	0.33	£0.17	-£4.34	-£4.34	-£4.40	-£4.61	-£4.80	0.00%	1.41%	6.37%	10.61%
34	Offices	-	0.22	£0.11	-£5.42	-£5.42	-£5.50	-£5.77	-£6.00	0.00%	1.41%	6.37%	10.61%
35	Offices	-	0.21	£0.10	-£6.51	-£6.51	-£6.60	-£6.92	-£7.20	0.00%	1.41%	6.37%	10.61%
36	Industrial (40% plot ratio)	-	1.00	£0.50	£0.39	£0.39	£0.37	£0.30	£0.25	0.00%	5.07%	22.56%	37.60%
37	Warehousing/logistics (50% plot ratio)	-	1.00	£0.50	£0.50	£0.50	£0.47	£0.39	£0.31	0.00%	5.02%	22.33%	37.22%
38	Warehousing/logistics (60% plot ratio)	-	1.00	£0.50	£0.60	£0.60	£0.57	£0.47	£0.38	0.00%	4.99%	22.18%	36.97%
39	Hotel (75 rooms)	-	0.11	£0.06	£0.06	£0.06	£0.03	-£0.08	-£0.18	0.00%	50.94%	232.07%	387.87%
40	Hotel (100 rooms)	-	0.11	£0.06	£0.08	£0.08	£0.04	-£0.11	-£0.24	0.00%	50.94%	232.07%	387.87%
41	Hotel (125 room)	-	0.11	£0.06	£0.10	£0.10	£0.05	-£0.14	-£0.30	0.00%	50.94%	232.07%	387.87%
42	Hotel (150 rooms)	-	0.68	£0.34	£0.13	£0.13	£0.06	-£0.17	-£0.36	0.00%	50.94%	232.07%	387.87%
43	Leisure use	-	0.30	£0.15	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68	0.00%	1.01%	4.54%	7.57%
44	Leisure use	-	0.30	£0.15	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68	0.00%	1.01%	4.54%	7.57%
45	Leisure use	-	0.30	£0.15	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68	0.00%	1.01%	4.54%	7.57%
46	Community use	-	0.40	£0.20	-£3.32	-£3.32	-£3.36	-£3.47	-£3.57	0.00%	1.01%	4.54%	7.57%
47	Community use	-	0.50	£0.25	-£4.15	-£4.15	-£4.19	-£4.34	-£4.47	0.00%	1.01%	4.54%	7.57%
48	Community use	-	0.60	£0.30	-£4.98	-£4.98	-£5.03	-£5.21	-£5.36	0.00%	1.01%	4.54%	7.57%

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2	% change in residual land values resulting from policy change: EVC	BNG (10%)	Carbon A+X	Carbon B+Y
1	Residential Small site - low density	5	0.19	£0.07	£0.13	£0.13	£0.13	£0.11	£0.10	1.69%	3.54%	16.22%	27.04%
2	Residential Small site - medium density	5	0.16	£0.06	£0.13	£0.13	£0.13	£0.11	£0.10	1.69%	3.54%	16.22%	27.04%
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.11	-£0.11	-£0.12	-£0.14	-£0.15	2.04%	4.91%	22.46%	37.44%
4	Residential Small site - low density	10	0.37	£0.14	£0.26	£0.26	£0.25	£0.22	£0.19	1.69%	3.54%	16.22%	27.04%
5	Residential Small site - medium density	10	0.32	£0.12	£0.26	£0.26	£0.25	£0.22	£0.19	1.69%	3.54%	16.22%	27.04%
6	Residential Small site - higher density	10	0.30	£0.11	£0.26	£0.26	£0.25	£0.22	£0.19	1.69%	3.54%	16.22%	27.04%
7	Residential Medium site - low density	25	0.93	£0.34	£0.66	£0.65	£0.64	£0.55	£0.48	1.69%	3.54%	16.22%	27.04%
8	Residential Medium site - medium density	25	0.79	£0.29	£0.66	£0.65	£0.64	£0.55	£0.48	1.69%	3.54%	16.22%	27.04%
9	Residential Medium site - higher density	25	0.75	£0.28	£0.66	£0.65	£0.64	£0.55	£0.48	1.69%	3.54%	16.22%	27.04%
10	Residential Medium site - low density	50	1.85	£0.69	£1.37	£1.35	£1.32	£1.16	£1.02	1.60%	3.35%	15.37%	25.61%
11	Residential Medium site - medium density	50	1.59	£0.59	£1.37	£1.35	£1.32	£1.16	£1.02	1.60%	3.35%	15.37%	25.61%
12	Residential Medium site - higher density	50	1.50	£0.56	£2.00	£1.98	£1.96	£1.79	£1.65	1.09%	2.29%	10.47%	17.45%
13	Residential Large site - low density	100	3.70	£1.37	£2.52	£2.48	£2.43	£2.11	£1.83	1.70%	3.57%	16.37%	27.28%
14	Residential Large site - medium density	100	3.17	£1.17	£2.52	£2.48	£2.43	£2.11	£1.83	1.70%	3.57%	16.37%	27.28%
15	Residential Large site - high density	100	3.00	£1.11	£2.52	£2.48	£2.43	£2.11	£1.83	1.70%	3.57%	16.37%	27.28%
16	Residential Large site - low density	200	7.41	£2.74	£4.57	£4.49	£4.40	£3.78	£3.25	1.81%	3.79%	17.39%	28.98%
17	Residential Large site - medium density	200	6.35	£2.35	£4.57	£4.49	£4.40	£3.78	£3.25	1.81%	3.79%	17.39%	28.98%
18	Strategic scale site - low density	500	22.22	£8.22	-£1.45	-£1.66	-£1.98	-£3.42	-£4.75	14.01%	35.88%	135.26%	226.36%
19	Strategic scale site - medium density	500	19.05	£7.05	-£1.45	-£1.66	-£1.98	-£3.42	-£4.75	14.01%	35.88%	135.26%	226.36%
20	Strategic scale site - low density	750	33.33	£12.33	-£1.53	-£1.81	-£2.24	-£4.20	-£6.01	18.17%	46.53%	174.68%	292.59%
21	Strategic scale site - medium density	750	28.57	£10.57	-£1.53	-£1.81	-£2.24	-£4.20	-£6.01	18.17%	46.53%	174.68%	292.59%
22	Strategic scale site - medium density	1,500	57.14	£21.14	-£1.50	-£1.94	-£2.62	-£5.69	-£8.52	28.75%	73.87%	278.35%	466.30%
23	Strategic scale site - medium density	3,300	145.05	£53.67	-£1.51	-£2.20	-£3.28	-£8.20	-£12.73	45.89%	117.79%	443.98%	744.64%
24	Housing for Elderly (C3) - high density	40	0.50	£0.18	-£1.42	-£1.44	-£1.45	-£1.56	-£1.66	1.23%	2.27%	10.36%	17.26%
25	Housing for Elderly (C3) - high density	60	0.75	£0.28	-£2.15	-£2.18	-£2.20	-£2.37	-£2.52	1.21%	2.23%	10.21%	17.02%
26	Housing for Elderly (C2) extra care	70	0.87	£0.32	-£3.00	-£3.03	-£3.05	-£3.25	-£3.42	1.02%	1.87%	8.56%	14.27%
27	Retail (comparison)	-	0.33	£0.12	£3.64	£3.64	£3.61	£3.50	£3.41	0.00%	0.84%	3.78%	6.29%
28	Retail (comparison)	-	0.12	£0.05	£1.36	£1.36	£1.35	£1.31	£1.28	0.00%	0.84%	3.78%	6.29%
29	Retail (comparison)	-	0.83	£0.31	£9.09	£9.09	£9.02	£8.75	£8.52	0.00%	0.84%	3.78%	6.29%
30	Retail (convenience)	-	0.38	£0.14	£2.26	£2.26	£2.25	£2.20	£2.16	0.00%	0.63%	2.82%	4.70%
31	Retail (convenience)	-	1.00	£0.37	£6.04	£6.04	£6.00	£5.87	£5.75	0.00%	0.63%	2.82%	4.70%
32	Retail (convenience)	-	1.00	£0.37	£7.55	£7.55	£7.50	£7.33	£7.19	0.00%	0.63%	2.82%	4.70%
33	Offices	-	0.33	£0.12	-£4.34	-£4.34	-£4.40	-£4.61	-£4.80	0.00%	1.41%	6.37%	10.61%
34	Offices	-	0.22	£0.08	-£5.42	-£5.42	-£5.50	-£5.77	-£6.00	0.00%	1.41%	6.37%	10.61%
35	Offices	-	0.21	£0.08	-£6.51	-£6.51	-£6.60	-£6.92	-£7.20	0.00%	1.41%	6.37%	10.61%
36	Industrial (40% plot ratio)	-	1.00	£0.37	£0.39	£0.39	£0.37	£0.30	£0.25	0.00%	5.07%	22.56%	37.60%
37	Warehousing/logistics (50% plot ratio)	-	1.00	£0.37	£0.50	£0.50	£0.47	£0.39	£0.31	0.00%	5.02%	22.33%	37.22%
38	Warehousing/logistics (60% plot ratio)	-	1.00	£0.37	£0.60	£0.60	£0.57	£0.47	£0.38	0.00%	4.99%	22.18%	36.97%
39	Hotel (75 rooms)	-	0.11	£0.04	£0.06	£0.06	£0.03	-£0.08	-£0.18	0.00%	50.94%	232.07%	387.87%
40	Hotel (100 rooms)	-	0.11	£0.04	£0.08	£0.08	£0.04	-£0.11	-£0.24	0.00%	50.94%	232.07%	387.87%
41	Hotel (125 room)	-	0.11	£0.04	£0.10	£0.10	£0.05	-£0.14	-£0.30	0.00%	50.94%	232.07%	387.87%
42	Hotel (150 rooms)	-	0.68	£0.25	£0.13	£0.13	£0.06	-£0.17	-£0.36	0.00%	50.94%	232.07%	387.87%
43	Leisure use	-	0.30	£0.11	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68	0.00%	1.01%	4.54%	7.57%
44	Leisure use	-	0.30	£0.11	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68	0.00%	1.01%	4.54%	7.57%
45	Leisure use	-	0.30	£0.11	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68	0.00%	1.01%	4.54%	7.57%
46	Community use	-	0.40	£0.15	-£3.32	-£3.32	-£3.36	-£3.47	-£3.57	0.00%	1.01%	4.54%	7.57%
47	Community use	-	0.50	£0.18	-£4.15	-£4.15	-£4.19	-£4.34	-£4.47	0.00%	1.01%	4.54%	7.57%
48	Community use	-	0.60	£0.22	-£4.98	-£4.98	-£5.03	-£5.21	-£5.36	0.00%	1.01%	4.54%	7.57%

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2	% change in residual land values resulting from policy change: EVC	BNG (10%)	Carbon A+X	Carbon B+Y
1	Residential Small site - low density	5	0.19	£0.05	£0.13	£0.13	£0.13	£0.11	£0.10	1.69%	3.54%	16.22%	27.04%
2	Residential Small site - medium density	5	0.16	£0.04	£0.13	£0.13	£0.13	£0.11	£0.10	1.69%	3.54%	16.22%	27.04%
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.11	-£0.11	-£0.12	-£0.14	-£0.15	2.04%	4.91%	22.46%	37.44%
4	Residential Small site - low density	10	0.37	£0.09	£0.26	£0.26	£0.25	£0.22	£0.19	1.69%	3.54%	16.22%	27.04%
5	Residential Small site - medium density	10	0.32	£0.08	£0.26	£0.26	£0.25	£0.22	£0.19	1.69%	3.54%	16.22%	27.04%
6	Residential Small site - higher density	10	0.30	£0.07	£0.26	£0.26	£0.25	£0.22	£0.19	1.69%	3.54%	16.22%	27.04%
7	Residential Medium site - low density	25	0.93	£0.23	£0.66	£0.65	£0.64	£0.55	£0.48	1.69%	3.54%	16.22%	27.04%
8	Residential Medium site - medium density	25	0.79	£0.20	£0.66	£0.65	£0.64	£0.55	£0.48	1.69%	3.54%	16.22%	27.04%
9	Residential Medium site - higher density	25	0.75	£0.19	£0.66	£0.65	£0.64	£0.55	£0.48	1.69%	3.54%	16.22%	27.04%
10	Residential Medium site - low density	50	1.85	£0.46	£1.37	£1.35	£1.32	£1.16	£1.02	1.60%	3.35%	15.37%	25.61%
11	Residential Medium site - medium density	50	1.59	£0.39	£1.37	£1.35	£1.32	£1.16	£1.02	1.60%	3.35%	15.37%	25.61%
12	Residential Medium site - higher density	50	1.50	£0.37	£2.00	£1.98	£1.96	£1.79	£1.65	1.09%	2.29%	10.47%	17.45%
13	Residential Large site - low density	100	3.70	£0.91	£2.52	£2.48	£2.43	£2.11	£1.83	1.70%	3.57%	16.37%	27.28%
14	Residential Large site - medium density	100	3.17	£0.78	£2.52	£2.48	£2.43	£2.11	£1.83	1.70%	3.57%	16.37%	27.28%
15	Residential Large site - high density	100	3.00	£0.74	£2.52	£2.48	£2.43	£2.11	£1.83	1.70%	3.57%	16.37%	27.28%
16	Residential Large site - low density	200	7.41	£1.83	£4.57	£4.49	£4.40	£3.78	£3.25	1.81%	3.79%	17.39%	28.98%
17	Residential Large site - medium density	200	6.35	£1.57	£4.57	£4.49	£4.40	£3.78	£3.25	1.81%	3.79%	17.39%	28.98%
18	Strategic scale site - low density	500	22.22	£5.49	-£1.45	-£1.66	-£1.98	-£3.42	-£4.75	14.01%	35.88%	135.26%	226.36%
19	Strategic scale site - medium density	500	19.05	£4.70	-£1.45	-£1.66	-£1.98	-£3.42	-£4.75	14.01%	35.88%	135.26%	226.36%
20	Strategic scale site - low density	750	33.33	£8.23	-£1.53	-£1.81	-£2.24	-£4.20	-£6.01	18.17%	46.53%	174.68%	292.59%
21	Strategic scale site - medium density	750	28.57	£7.06	-£1.53	-£1.81	-£2.24	-£4.20	-£6.01	18.17%	46.53%	174.68%	292.59%
22	Strategic scale site - medium density	1,500	57.14	£14.11	-£1.50	-£1.94	-£2.62	-£5.69	-£8.52	28.75%	73.87%	278.35%	466.30%
23	Strategic scale site - medium density	3,300	145.05	£35.83	-£1.51	-£2.20	-£3.28	-£8.20	-£12.73	45.89%	117.79%	443.98%	744.64%
24	Housing for Elderly (C3) - high density	40	0.50	£0.12	-£1.42	-£1.44	-£1.45	-£1.56	-£1.66	1.23%	2.27%	10.36%	17.26%
25	Housing for Elderly (C3) - high density	60	0.75	£0.19	-£2.15	-£2.18	-£2.20	-£2.37	-£2.52	1.21%	2.23%	10.21%	17.02%
26	Housing for Elderly (C2) extra care	70	0.87	£0.22	-£3.00	-£3.03	-£3.05	-£3.25	-£3.42	1.02%	1.87%	8.56%	14.27%
27	Retail (comparison)	-	0.33	£0.08	£3.64	£3.64	£3.61	£3.50	£3.41	0.00%	0.84%	3.78%	6.29%
28	Retail (comparison)	-	0.12	£0.03	£1.36	£1.36	£1.35	£1.31	£1.28	0.00%	0.

NORTH EAST LINCOLNSHIRE LOCAL PLAN VIABILITY TESTING Sales value (£ psm): £3,100 AH tenure (rent / SO): 80% 20% FHs: 0%

AH %: 20%

BLVs	BLV per ha
Secondary offices	£1,027,075
Secondary retail	£500,000
Secondary industrial	£370,000
Cleared land (open storage)	£247,000

BLVs incorporate 20% premium

BENCHMARK LAND VALUE 1 (SECONDARY EMPLOYMENT SITES)

	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2	% change in residual land values resulting from policy change: EVC	BNG (10%)	NZC Sc 1	NZC Sc 2
1	Residential Small site - low density	5	0.19	£0.19	£0.168	£0.166	£0.163	£0.147	£0.132	1.32%	2.78%	12.72%	21.20%
2	Residential Small site - medium density	5	0.16	£0.16	£0.168	£0.166	£0.163	£0.147	£0.132	1.32%	2.78%	12.72%	21.20%
3	Residential Small site - higher density (flats)	5	0.06	£0.06	-£0.080	-£0.082	-£0.085	-£0.105	-£0.121	2.83%	6.84%	31.28%	52.14%
4	Residential Small site - low density	10	0.37	£0.38	£0.336	£0.332	£0.327	£0.293	£0.265	1.32%	2.78%	12.72%	21.20%
5	Residential Small site - medium density	10	0.32	£0.33	£0.336	£0.332	£0.327	£0.293	£0.265	1.32%	2.78%	12.72%	21.20%
6	Residential Small site - higher density	10	0.30	£0.31	£0.336	£0.332	£0.327	£0.293	£0.265	1.32%	2.78%	12.72%	21.20%
7	Residential Medium site - low density	25	0.93	£0.95	£0.840	£0.829	£0.817	£0.733	£0.662	1.32%	2.78%	12.72%	21.20%
8	Residential Medium site - medium density	25	0.79	£0.82	£0.840	£0.829	£0.817	£0.733	£0.662	1.32%	2.78%	12.72%	21.20%
9	Residential Medium site - higher density	25	0.75	£0.77	£0.840	£0.829	£0.817	£0.733	£0.662	1.32%	2.78%	12.72%	21.20%
10	Residential Medium site - low density	50	1.85	£1.90	£1.727	£1.705	£1.681	£1.517	£1.377	1.27%	2.65%	12.17%	20.28%
11	Residential Medium site - medium density	50	1.59	£1.63	£1.727	£1.705	£1.681	£1.517	£1.377	1.27%	2.65%	12.17%	20.28%
12	Residential Medium site - higher density	50	1.50	£1.54	£2.431	£2.409	£2.385	£2.222	£2.082	0.90%	1.89%	8.62%	14.36%
13	Residential Large site - low density	100	3.70	£3.80	£3.219	£3.177	£3.129	£2.807	£2.532	1.33%	2.80%	12.82%	21.36%
14	Residential Large site - medium density	100	3.17	£3.26	£3.219	£3.177	£3.129	£2.807	£2.532	1.33%	2.80%	12.82%	21.36%
15	Residential Large site - high density	100	3.00	£3.08	£3.219	£3.177	£3.129	£2.807	£2.532	1.33%	2.80%	12.82%	21.36%
16	Residential Large site - low density	200	7.41	£7.61	£5.910	£5.827	£5.736	£5.114	£4.584	1.40%	2.94%	13.46%	22.43%
17	Residential Large site - medium density	200	6.35	£6.52	£5.910	£5.827	£5.736	£5.114	£4.584	1.40%	2.94%	13.46%	22.43%
18	Strategic scale site - low density	500	22.22	£22.82	£1.870	£1.672	£1.361	-£0.054	-£1.359	10.58%	27.22%	102.86%	172.70%
19	Strategic scale site - medium density	500	19.05	£19.56	£1.870	£1.672	£1.361	-£0.054	-£1.359	10.58%	27.22%	102.86%	172.70%
20	Strategic scale site - low density	750	33.33	£34.24	£2.977	£2.708	£2.286	£0.382	-£1.377	9.05%	23.22%	87.18%	146.26%
21	Strategic scale site - medium density	750	28.57	£29.34	£2.977	£2.708	£2.286	£0.382	-£1.377	9.05%	23.22%	87.18%	146.26%
22	Strategic scale site - medium density	1,500	57.14	£58.69	£5.547	£5.130	£4.475	£1.512	-£1.222	7.52%	19.33%	72.74%	122.03%
23	Strategic scale site - medium density	3,300	145.05	£148.98	£9.790	£9.120	£8.076	£3.343	-£1.006	6.84%	17.51%	65.85%	110.28%
24	Housing for Elderly (C3) - high density	40	0.50	£0.51	-£1.261	-£1.279	-£1.293	-£1.408	-£1.506	1.38%	2.55%	11.64%	19.40%
25	Housing for Elderly (C3) - high density	60	0.75	£0.77	-£1.921	-£1.947	-£1.969	-£2.141	-£2.288	1.36%	2.50%	11.45%	19.08%
26	Housing for Elderly (C2) extra care	70	0.87	£0.90	-£2.743	-£2.773	-£2.799	-£2.999	-£3.170	1.11%	2.04%	9.35%	15.58%
27	Retail (comparison)	-	0.33	£0.34	£3.637	£3.637	£3.606	£3.500	£3.408	0.00%	0.84%	3.78%	6.29%
28	Retail (comparison)	-	0.12	£0.13	£1.364	£1.364	£1.352	£1.312	£1.278	0.00%	0.84%	3.78%	6.29%
29	Retail (comparison)	-	0.83	£0.86	£9.092	£9.092	£9.015	£8.749	£8.520	0.00%	0.84%	3.78%	6.29%
30	Retail (convenience)	-	0.38	£0.39	£2.264	£2.264	£2.249	£2.200	£2.157	0.00%	0.63%	2.82%	4.70%
31	Retail (convenience)	-	1.00	£1.03	£6.036	£6.036	£5.999	£5.866	£5.753	0.00%	0.63%	2.82%	4.70%
32	Retail (convenience)	-	1.00	£1.03	£7.546	£7.546	£7.498	£7.333	£7.191	0.00%	0.63%	2.82%	4.70%
33	Offices	-	0.33	£0.34	-£4.338	-£4.338	-£4.399	-£4.614	-£4.798	0.00%	1.41%	6.37%	10.61%
34	Offices	-	0.22	£0.23	-£5.423	-£5.423	-£5.499	-£5.768	-£5.998	0.00%	1.41%	6.37%	10.61%
35	Offices	-	0.21	£0.21	-£6.507	-£6.507	-£6.599	-£6.921	-£7.198	0.00%	1.41%	6.37%	10.61%
36	Industrial (40% plot ratio)	-	1.00	£1.03	£0.393	£0.393	£0.373	£0.304	£0.245	0.00%	5.07%	22.56%	37.60%
37	Warehousing/logistics (50% plot ratio)	-	1.00	£1.03	£0.496	£0.496	£0.471	£0.385	£0.311	0.00%	5.02%	22.33%	37.22%
38	Warehousing/logistics (60% plot ratio)	-	1.00	£1.03	£0.599	£0.599	£0.569	£0.466	£0.378	0.00%	4.99%	22.18%	36.97%
39	Hotel (75 rooms)	-	0.11	£0.12	£0.063	£0.063	£0.031	-£0.083	-£0.181	0.00%	50.94%	232.07%	387.87%
40	Hotel (100 rooms)	-	0.11	£0.12	£0.084	£0.084	£0.041	-£0.111	-£0.242	0.00%	50.94%	232.07%	387.87%
41	Hotel (125 room)	-	0.11	£0.12	£0.105	£0.105	£0.051	-£0.139	-£0.302	0.00%	50.94%	232.07%	387.87%
42	Hotel (150 rooms)	-	0.68	£0.70	£0.126	£0.126	£0.062	-£0.166	-£0.363	0.00%	50.94%	232.07%	387.87%
43	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.516	-£2.604	-£2.680	0.00%	1.01%	4.54%	7.57%
44	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.516	-£2.604	-£2.680	0.00%	1.01%	4.54%	7.57%
45	Leisure use	-	0.30	£0.31	-£2.491	-£2.491	-£2.516	-£2.604	-£2.680	0.00%	1.01%	4.54%	7.57%
46	Community use	-	0.40	£0.41	-£3.322	-£3.322	-£3.355	-£3.473	-£3.573	0.00%	1.01%	4.54%	7.57%
47	Community use	-	0.50	£0.51	-£4.152	-£4.152	-£4.194	-£4.341	-£4.466	0.00%	1.01%	4.54%	7.57%
48	Community use	-	0.60	£0.62	-£4.983	-£4.983	-£5.033	-£5.209	-£5.360	0.00%	1.01%	4.54%	7.57%

BENCHMARK LAND VALUE 2 (UNDEVELOPED LAND IN THE URBAN AREAS)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2	% change in residual land values resulting from policy change: EVC	BNG (10%)	Carbon A+X	Carbon B+Y
1	Residential Small site - low density	5	0.19	£0.09	£0.17	£0.17	£0.16	£0.15	£0.13	1.32%	2.78%	12.72%	21.20%
2	Residential Small site - medium density	5	0.16	£0.08	£0.17	£0.17	£0.16	£0.15	£0.13	1.32%	2.78%	12.72%	21.20%
3	Residential Small site - higher density (flats)	5	0.06	£0.03	-£0.08	-£0.08	-£0.09	-£0.10	-£0.12	2.83%	6.84%	31.28%	52.14%
4	Residential Small site - low density	10	0.37	£0.19	£0.34	£0.33	£0.33	£0.29	£0.26	1.32%	2.78%	12.72%	21.20%
5	Residential Small site - medium density	10	0.32	£0.16	£0.34	£0.33	£0.33	£0.29	£0.26	1.32%	2.78%	12.72%	21.20%
6	Residential Small site - higher density	10	0.30	£0.15	£0.34	£0.33	£0.33	£0.29	£0.26	1.32%	2.78%	12.72%	21.20%
7	Residential Medium site - low density	25	0.93	£0.46	£0.84	£0.83	£0.82	£0.73	£0.66	1.32%	2.78%	12.72%	21.20%
8	Residential Medium site - medium density	25	0.79	£0.40	£0.84	£0.83	£0.82	£0.73	£0.66	1.32%	2.78%	12.72%	21.20%
9	Residential Medium site - higher density	25	0.75	£0.38	£0.84	£0.83	£0.82	£0.73	£0.66	1.32%	2.78%	12.72%	21.20%
10	Residential Medium site - low density	50	1.85	£0.93	£1.73	£1.71	£1.68	£1.52	£1.38	1.27%	2.65%	12.17%	20.28%
11	Residential Medium site - medium density	50	1.59	£0.79	£1.73	£1.71	£1.68	£1.52	£1.38	1.27%	2.65%	12.17%	20.28%
12	Residential Medium site - higher density	50	1.50	£0.75	£2.43	£2.41	£2.39	£2.22	£2.08	0.90%	1.89%	8.62%	14.36%
13	Residential Large site - low density	100	3.70	£1.85	£3.22	£3.18	£3.13	£2.81	£2.53	1.33%	2.80%	12.82%	21.36%
14	Residential Large site - medium density	100	3.17	£1.59	£3.22	£3.18	£3.13	£2.81	£2.53	1.33%	2.80%	12.82%	21.36%
15	Residential Large site - high density	100	3.00	£1.50	£3.22	£3.18	£3.13	£2.81	£2.53	1.33%	2.80%	12.82%	21.36%
16	Residential Large site - low density	200	7.41	£3.70	£5.91	£5.83	£5.74	£5.11	£4.58	1.40%	2.94%	13.46%	22.43%
17	Residential Large site - medium density	200	6.35	£3.17	£5.91	£5.83	£5.74	£5.11	£4.58	1.40%	2.94%	13.46%	22.43%
18	Strategic scale site - low density	500	22.22	£11.11	£1.87	£1.67	£1.36	-£0.05	-£1.36	10.58%	27.22%	102.86%	172.70%
19	Strategic scale site - medium density	500	19.05	£9.52	£1.87	£1.67	£1.36	-£0.05	-£1.36	10.58%	27.22%	102.86%	172.70%
20	Strategic scale site - low density	750	33.33	£16.67	£2.98	£2.71	£2.29	£0.38	-£1.38	9.05%	23.22%	87.18%	146.26%
21	Strategic scale site - medium density	750	28.57	£14.29	£2.98	£2.71	£2.29	£0.38	-£1.38	9.05%	23.22%	87.18%	146.26%
22	Strategic scale site - medium density	1,500	57.14	£28.57	£5.55	£5.13	£4.48	£1.51	-£1.22	7.52%	19.33%	72.74%	122.03%
23	Strategic scale site - medium density	3,300	145.05	£72.53	£9.79	£9.12	£8.08	£3.34	-£1.01	6.84%	17.51%	65.85%	110.28%
24	Housing for Elderly (C3) - high density	40	0.50	£0.25	-£1.26	-£1.28	-£1.29	-£1.41	-£1.51	1.38%	2.55%	11.64%	19.40%
25	Housing for Elderly (C3) - high density	60	0.75	£0.37	-£1.92	-£1.95	-£1.97	-£2.14	-£2.29	1.36%	2.50%	11.45%	19.08%
26	Housing for Elderly (C2) extra care	70	0.87	£0.44	-£2.74	-£2.77	-£2.80	-£3.00	-£3.17	1.11%	2.04%	9.35%	15.58%
27	Retail (comparison)	-	0.33	£0.17	£3.64	£3.64	£3.61	£3.50	£3.41	0.00%	0.84%	3.78%	6.29%
28	Retail (comparison)	-	0.12	£0.06	£1.36	£1.36	£1.35	£1.31	£1.28	0.00%	0.84%	3.78%	6.29%
29	Retail (comparison)	-	0.83	£0.42	£9.09	£9.09	£9.02	£8.75	£8.52	0.00%	0.84%	3.78%	6.29%
30	Retail (convenience)	-	0.38	£0.19	£2.26	£2.26	£2.25	£2.20	£2.16	0.00%	0.63%	2.82%	4.70%
31	Retail (convenience)	-	1.00	£0.50	£6.04	£6.04	£6.00	£5.87	£5.75	0.00%	0.63%	2.82%	4.70%
32	Retail (convenience)	-	1.00	£0.50	£7.55	£7.55	£7.50	£7.33	£7.19	0.00%	0.63%	2.82%	4.70%
33	Offices	-	0.33	£0.17	-£4.34	-£4.34	-£4.40	-£4.61	-£4.80	0.00%	1.41%	6.37%	10.61%
34	Offices	-	0.22	£0.11	-£5.42	-£5.42	-£5.50	-£5.77	-£6.00	0.00%	1.41%	6.37%	10.61%
35	Offices	-	0.21	£0.10	-£6.51	-£6.51	-£6.60	-£6.92	-£7.20	0.00%	1.41%	6.37%	10.61%
36	Industrial (40% plot ratio)	-	1.00	£0.50	£0.39	£0.39	£0.37	£0.30	£0.25	0.00%	5.07%	22.56%	37.60%
37	Warehousing/logistics (50% plot ratio)	-	1.00	£0.50	£0.50	£0.50	£0.47	£0.39	£0.31	0.00%	5.02%	22.33%	37.22%
38	Warehousing/logistics (60% plot ratio)	-	1.00	£0.50	£0.60	£0.60	£0.57	£0.47	£0.38	0.00%	4.99%	22.18%	36.97%
39	Hotel (75 rooms)	-	0.11	£0.06	£0.06	£0.06	£0.03	-£0.08	-£0.18	0.00%	50.94%	232.07%	387.87%
40	Hotel (100 rooms)	-	0.11	£0.06	£0.08	£0.08	£0.04	-£0.11	-£0.24	0.00%	50.94%	232.07%	387.87%
41	Hotel (125 room)	-	0.11	£0.06	£0.10	£0.10	£0.05	-£0.14	-£0.30	0.00%	50.94%	232.07%	387.87%
42	Hotel (150 rooms)	-	0.68	£0.34	£0.13	£0.13	£0.06	-£0.17	-£0.36	0.00%	50.94%	232.07%	387.87%
43	Leisure use	-	0.30	£0.15	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68	0.00%	1.01%	4.54%	7.57%
44	Leisure use	-	0.30	£0.15	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68	0.00%	1.01%	4.54%	7.57%
45	Leisure use	-	0.30	£0.15	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68	0.00%	1.01%	4.54%	7.57%
46	Community use	-	0.40	£0.20	-£3.32	-£3.32	-£3.36	-£3.47	-£3.57	0.00%	1.01%	4.54%	7.57%
47	Community use	-	0.50	£0.25	-£4.15	-£4.15	-£4.19	-£4.34	-£4.47	0.00%	1.01%	4.54%	7.57%
48	Community use	-	0.60	£0.30	-£4.98	-£4.98	-£5.03	-£5.21	-£5.36	0.00%	1.01%	4.54%	7.57%

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2	% change in residual land values resulting from policy change: EVC	BNG (10%)	Carbon A+X	Carbon B+Y
1	Residential Small site - low density	5	0.19	£0.07	£0.17	£0.17	£0.16	£0.15	£0.13	1.32%	2.78%	12.72%	21.20%
2	Residential Small site - medium density	5	0.16	£0.06	£0.17	£0.17	£0.16	£0.15	£0.13	1.32%	2.78%	12.72%	21.20%
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.08	-£0.08	-£0.09	-£0.10	-£0.12	2.83%	6.84%	31.28%	52.14%
4	Residential Small site - low density	10	0.37	£0.14	£0.34	£0.33	£0.33	£0.29	£0.26	1.32%	2.78%	12.72%	21.20%
5	Residential Small site - medium density	10	0.32	£0.12	£0.34	£0.33	£0.33	£0.29	£0.26	1.32%	2.78%	12.72%	21.20%
6	Residential Small site - higher density	10	0.30	£0.11	£0.34	£0.33	£0.33	£0.29	£0.26	1.32%	2.78%	12.72%	21.20%
7	Residential Medium site - low density	25	0.93	£0.34	£0.84	£0.83	£0.82	£0.73	£0.66	1.32%	2.78%	12.72%	21.20%
8	Residential Medium site - medium density	25	0.79	£0.29	£0.84	£0.83	£0.82	£0.73	£0.66	1.32%	2.78%	12.72%	21.20%
9	Residential Medium site - higher density	25	0.75	£0.28	£0.84	£0.83	£0.82	£0.73	£0.66	1.32%	2.78%	12.72%	21.20%
10	Residential Medium site - low density	50	1.85	£0.69	£1.73	£1.71	£1.68	£1.52	£1.38	1.27%	2.65%	12.17%	20.28%
11	Residential Medium site - medium density	50	1.59	£0.59	£1.73	£1.71	£1.68	£1.52	£1.38	1.27%	2.65%	12.17%	20.28%
12	Residential Medium site - higher density	50	1.50	£0.56	£2.43	£2.41	£2.39	£2.22	£2.08	0.90%	1.89%	8.62%	14.36%
13	Residential Large site - low density	100	3.70	£1.37	£3.22	£3.18	£3.13	£2.81	£2.53	1.33%	2.80%	12.82%	21.36%
14	Residential Large site - medium density	100	3.17	£1.17	£3.22	£3.18	£3.13	£2.81	£2.53	1.33%	2.80%	12.82%	21.36%
15	Residential Large site - high density	100	3.00	£1.11	£3.22	£3.18	£3.13	£2.81	£2.53	1.33%	2.80%	12.82%	21.36%
16	Residential Large site - low density	200	7.41	£2.74	£5.91	£5.83	£5.74	£5.11	£4.58	1.40%	2.94%	13.46%	22.43%
17	Residential Large site - medium density	200	6.35	£2.35	£5.91	£5.83	£5.74	£5.11	£4.58	1.40%	2.94%	13.46%	22.43%
18	Strategic scale site - low density	500	22.22	£8.22	£1.87	£1.67	£1.36	-£0.05	-£1.36	10.58%	27.22%	102.86%	172.70%
19	Strategic scale site - medium density	500	19.05	£7.05	£1.87	£1.67	£1.36	-£0.05	-£1.36	10.58%	27.22%	102.86%	172.70%
20	Strategic scale site - low density	750	33.33	£12.33	£2.98	£2.71	£2.29	£0.38	-£1.38	9.05%	23.22%	87.18%	146.26%
21	Strategic scale site - medium density	750	28.57	£10.57	£2.98	£2.71	£2.29	£0.38	-£1.38	9.05%	23.22%	87.18%	146.26%
22	Strategic scale site - medium density	1,500	57.14	£21.14	£5.55	£5.13	£4.48	£1.51	-£1.22	7.52%	19.33%	72.74%	122.03%
23	Strategic scale site - medium density	3,300	145.05	£53.67	£9.79	£9.12	£8.08	£3.34	-£1.01	6.84%	17.51%	65.85%	110.28%
24	Housing for Elderly (C3) - high density	40	0.50	£0.18	-£1.26	-£1.28	-£1.29	-£1.41	-£1.51	1.38%	2.55%	11.64%	19.40%
25	Housing for Elderly (C3) - high density	60	0.75	£0.28	-£1.92	-£1.95	-£1.97	-£2.14	-£2.29	1.36%	2.50%	11.45%	19.08%
26	Housing for Elderly (C2) extra care	70	0.87	£0.32	-£2.74	-£2.77	-£2.80	-£3.00	-£3.17	1.11%	2.04%	9.35%	15.58%
27	Retail (comparison)	-	0.33	£0.12	£3.64	£3.64	£3.61	£3.50	£3.41	0.00%	0.84%	3.78%	6.29%
28	Retail (comparison)	-	0.12	£0.05	£1.36	£1.36	£1.35	£1.31	£1.28	0.00%	0.84%	3.78%	6.29%
29	Retail (comparison)	-	0.83	£0.31	£9.09	£9.09	£9.02	£8.75	£8.52	0.00%	0.84%	3.78%	6.29%
30	Retail (convenience)	-	0.38	£0.14	£2.26	£2.26	£2.25	£2.20	£2.16	0.00%	0.63%	2.82%	4.70%
31	Retail (convenience)	-	1.00	£0.37	£6.04	£6.04	£6.00	£5.87	£5.75	0.00%	0.63%	2.82%	4.70%
32	Retail (convenience)	-	1.00	£0.37	£7.55	£7.55	£7.50	£7.33	£7.19	0.00%	0.63%	2.82%	4.70%
33	Offices	-	0.33	£0.12	-£4.34	-£4.34	-£4.40	-£4.61	-£4.80	0.00%	1.41%	6.37%	10.61%
34	Offices	-	0.22	£0.08	-£5.42	-£5.42	-£5.50	-£5.77	-£6.00	0.00%	1.41%	6.37%	10.61%
35	Offices	-	0.21	£0.08	-£6.51	-£6.51	-£6.60	-£6.92	-£7.20	0.00%	1.41%	6.37%	10.61%
36	Industrial (40% plot ratio)	-	1.00	£0.37	£0.39	£0.39	£0.37	£0.30	£0.25	0.00%	5.07%	22.56%	37.60%
37	Warehousing/logistics (50% plot ratio)	-	1.00	£0.37	£0.50	£0.50	£0.47	£0.39	£0.31	0.00%	5.02%	22.33%	37.22%
38	Warehousing/logistics (60% plot ratio)	-	1.00	£0.37	£0.60	£0.60	£0.57	£0.47	£0.38	0.00%	4.99%	22.18%	36.97%
39	Hotel (75 rooms)	-	0.11	£0.04	£0.06	£0.06	£0.03	-£0.08	-£0.18	0.00%	50.94%	232.07%	387.87%
40	Hotel (100 rooms)	-	0.11	£0.04	£0.08	£0.08	£0.04	-£0.11	-£0.24	0.00%	50.94%	232.07%	387.87%
41	Hotel (125 room)	-	0.11	£0.04	£0.10	£0.10	£0.05	-£0.14	-£0.30	0.00%	50.94%	232.07%	387.87%
42	Hotel (150 rooms)	-	0.68	£0.25	£0.13	£0.13	£0.06	-£0.17	-£0.36	0.00%	50.94%	232.07%	387.87%
43	Leisure use	-	0.30	£0.11	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68	0.00%	1.01%	4.54%	7.57%
44	Leisure use	-	0.30	£0.11	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68	0.00%	1.01%	4.54%	7.57%
45	Leisure use	-	0.30	£0.11	-£2.49	-£2.49	-£2.52	-£2.60	-£2.68	0.00%	1.01%	4.54%	7.57%
46	Community use	-	0.40	£0.15	-£3.32	-£3.32	-£3.36	-£3.47	-£3.57	0.00%	1.01%	4.54%	7.57%
47	Community use	-	0.50	£0.18	-£4.15	-£4.15	-£4.19	-£4.34	-£4.47	0.00%	1.01%	4.54%	7.57%
48	Community use	-	0.60	£0.22	-£4.98	-£4.98	-£5.03	-£5.21	-£5.36	0.00%	1.01%	4.54%	7.57%

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	NZC Sc 1	NZC Sc 2	% change in residual land values resulting from policy change: EVC	BNG (10%)	Carbon A+X	Carbon B+Y
1	Residential Small site - low density	5	0.19	£0.05	£0.17	£0.17	£0.16	£0.15	£0.13	1.32%	2.78%	12.72%	21.20%
2	Residential Small site - medium density	5	0.16	£0.04	£0.17	£0.17	£0.16	£0.15	£0.13	1.32%	2.78%	12.72%	21.20%
3	Residential Small site - higher density (flats)	5	0.06	£0.02	-£0.08	-£0.08	-£0.09	-£0.10	-£0.12	2.83%	6.84%	31.28%	52.14%
4	Residential Small site - low density	10	0.37	£0.09	£0.34	£0.33	£0.33	£0.29	£0.26	1.32%	2.78%	12.72%	21.20%
5	Residential Small site - medium density	10	0.32	£0.08	£0.34	£0.33	£0.33	£0.29	£0.26	1.32%	2.78%	12.72%	21.20%
6	Residential Small site - higher density	10	0.30	£0.07	£0.34	£0.33	£0.33	£0.29	£0.26	1.32%	2.78%	12.72%	21.20%
7	Residential Medium site - low density	25	0.93	£0.23	£0.84	£0.83	£0.82	£0.73	£0.66	1.32%	2.78%	12.72%	21.20%
8	Residential Medium site - medium density	25	0.79	£0.20	£0.84	£0.83	£0.82	£0.73	£0.66	1.32%	2.78%	12.72%	21.20%
9	Residential Medium site - higher density	25	0.75	£0.19	£0.84	£0.83	£0.82	£0.73	£0.66	1.32%	2.78%	12.72%	21.20%
10	Residential Medium site - low density	50	1.85	£0.46	£1.73	£1.71	£1.68	£1.52	£1.38	1.27%	2.65%	12.17%	20.28%
11	Residential Medium site - medium density	50	1.59	£0.39	£1.73	£1.71	£1.68	£1.52	£1.38	1.27%	2.65%	12.17%	20.28%
12	Residential Medium site - higher density	50	1.50	£0.37	£2.43	£2.41	£2.39	£2.22	£2.08	0.90%	1.89%	8.62%	14.36%
13	Residential Large site - low density	100	3.70	£0.91	£3.22	£3.18	£3.13	£2.81	£2.53	1.33%	2.80%	12.82%	21.36%
14	Residential Large site - medium density	100	3.17	£0.78	£3.22	£3.18	£3.13	£2.81	£2.53	1.33%	2.80%	12.82%	21.36%
15	Residential Large site - high density	100	3.00	£0.74	£3.22	£3.18	£3.13	£2.81	£2.53	1.33%	2.80%	12.82%	21.36%
16	Residential Large site - low density	200	7.41	£1.83	£5.91	£5.83	£5.74	£5.11	£4.58	1.40%	2.94%	13.46%	22.43%
17	Residential Large site - medium density	200	6.35	£1.57	£5.91	£5.83	£5.74	£5.11	£4.58	1.40%	2.94%	13.46%	22.43%
18	Strategic scale site - low density	500	22.22	£5.49	£1.87	£1.67	£1.36	-£0.05	-£1.36	10.58%	27.22%	102.86%	172.70%
19	Strategic scale site - medium density	500	19.05	£4.70	£1.87	£1.67	£1.36	-£0.05	-£1.36	10.58%	27.22%	102.86%	172.70%
20	Strategic scale site - low density	750	33.33	£8.23	£2.98	£2.71	£2.29	£0.38	-£1.38	9.05%	23.22%	87.18%	146.26%
21	Strategic scale site - medium density	750	28.57	£7.06	£2.98	£2.71	£2.29	£0.38	-£1.38	9.05%	23.22%	87.18%	146.26%
22	Strategic scale site - medium density	1,500	57.14	£14.11	£5.55	£5.13	£4.48	£1.51	-£1.22	7.52%	19.33%	72.74%	122.03%
23	Strategic scale site - medium density	3,300	145.05	£35.83	£9.79	£9.12	£8.08	£3.34	-£1.01	6.84%	17.51%	65.85%	110.28%
24	Housing for Elderly (C3) - high density	40	0.50	£0.12	-£1.26	-£1.28	-£1.29	-£1.41	-£1.51	1.38%	2.55%	11.64%	19.40%
25	Housing for Elderly (C3) - high density	60	0.75	£0.19	-£1.92	-£1.95	-£1.97	-£2.14	-£2.29	1.36%	2.50%	11.45%	19.08%
26	Housing for Elderly (C2) extra care	70	0.87	£0.22	-£2.74	-£2.77	-£2.80	-£3.00	-£3.17	1.11%	2.04%	9.35%	15.58%
27	Retail (comparison)	-	0.33	£0.08	£3.64	£3.64	£3.61	£3.50	£3.41	0.00%	0.84%	3.78%	6.29%
28	Retail (comparison)	-	0.12	£0.03	£1.36	£1.36	£1.35	£1.31	£1.28	0.00%	0.84%	3.78%	6.29%
29	Retail (comparison)	-	0.83	£0.21	£9.09	£9.09	£9.02	£8.75	£8.52	0.00%	0.84%	3.