

## **APPENDIX 4**

### **SITE SPECIFIC ASSUMPTIONS**

**Fylde Strategic Sites  
Appraisal Assumptions**

Location	Site Address	Status	Site Area / Capacity				Values					Construction Costs						Other Appraisal Variables			Miscellaneous		
			Gross Site Area (ha)	Capacity	Net Site Area (ha)	Density (net site area)	Land Value (£/per acre)	Land Value (£/per hec)	Site Value	Ave. Sale Price (£/psf)	Ave. Sale Price (£/psm)	Base Construction	Demo/clearance	Piling/add foundations	Substations	Waste Water	Sales Rate (per month)	Overall Programme (months)	Finance Cost	Marketing /Sales (% Market GDV)	Profit (%GDV)	S278	Other
St Annes	EDS, Heyhouses Lane	Brownfield	4.6	84	2.78	30	£450,000 less 20%	£889,200	£2,471,976	220	2,368	£7,064,193	£187,990	£414,650	£60,000		3	37	7%	3.50%	20%	£50,000	Extra clearance £90,000
Whitehills	Land West of Cropper Road	Greenfield/brownfield	19.15	422	11.61	36	£200,000	£494,000	£5,735,340	200	2,153	£35,636,301	£348,182	£2,088,400			5	94	7%	3.50%	20%		Remediation £1,055,000 Local Centre £1,350,000
Whitehills	Land East of Cropper Road	Residential	10.8	226	6.55	35	£200,000	£494,000	£3,235,700	200	2,153	£19,324,233	£49,091	£279,438			3	84	7%	3.50%	20%		
		Employment	6.21		6.21		£150,000	£370,500	£2,300,805	75	807	£17,096,121	£146,575			£300,000			7%		20%	£1,000,000	Pylon constraints £150,000