

**21 - SCHEME RESULTS****Site Economics**

RESIDUAL VALUE	£ 2,335,000
Total scheme revenue	£ 42,146,000
Total scheme costs	£ 39,811,000

Residual	Per hectare	£ 259,000
	Per dwelling	£ 10,000
	Per market dwelling	£ 11,000
	Per bedspace	£ 3,000
	Per habitable room	No Info

Revenue	Market housing	£ 39,105,000
	Affordable Housing	£ 3,041,000
	- Social rent	£ -
	- Homebuy	£ -
	- Intermediate Rent	£ -
	- Equity Share	£ 3,041,000
	Capital Contribution	£ -
	Commercial Elements	£ -

Costs	Market housing	£ 30,578,000
	Affordable Housing	£ 3,398,000
	- Social rent	£ -
	- Homebuy	£ -
	- Intermediate Rent	£ -
	- Equity Share	£ 3,398,000
	Planning Obligations	£ 1,071,000
	Exceptional Development Costs	£ 4,600,000
	Commercial Elements	£ -
	Land Finance	£ -

Alternative Site Values	Against residual	
Existing Use Value	£ 2,311,000	£ 24,000
Acquisition Cost	£ -	£ -
Alternative Use Value 1	£ -	£ -
Alternative Use Value 2	£ -	£ -
Alternative Use Value 3	£ -	£ -

Site Details

Site	Gatewen Road, New Broughton, Wrexham, LL11 7BZ
Address	
Site	Gatewen Housing Scheme
Details	

Site Reference	331344 351714
Application Number	P/2010/0701
Site Location	Conwy
Scheme Description	Residential development - 231 dwellings

Total number of units	Dwellings	231
	Bedrooms	No Info
	Bedspaces	721
	% Wheelchair Units	0%

Density (per hectare)	Dwellings	25.7
	Bedrooms	No Info
	Bedspaces	80.1

Affordable Units	Quantity	% of All Units
Total	23.1	10%
Social rent	0.0	0%
Intermediate	23.1	10%

Grant	Whole scheme	£ -
	Per Social Rental dwelling	£ -
	Per HomeBuy dwelling	£ -

Cost Components

Discounting Function

Save Results

View Results

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