

## 20. Land values

The table below provides information on regional and national land values which were provided by the Valuation Office Agency (VOA) for use in the Unit Costs publication. (See preface for more information on methods). The figures provided are appropriate to a single, hypothetical site and should not be taken as appropriate for all sites in the locality.

The sites chosen for this work are considered to be ‘representative’ of the locality in that area but they are not always ‘average’ sites. When choosing the sites, the following assumptions were adopted:

- site of gross area approximately 1 hectare
- development density in line with current development preferences
- all services and good road frontage
- no major contamination or remediation issues
- nil Grant Funding
- no major allowances to be made for s106/278 potential costs
- no allowance for CIL costs (even where these are already in place)
- schemes to be fully compliant with Affordable Housing requirements

For the vast majority of the sites, data were obtained on affordable housing percentages required (although often the precise tenure mix is not stated) and these are reflected in the valuations provided.

<b>Residential land</b>		
<b>Local authority</b>	<b>Town</b>	<b>Weighted value per hectare</b>
<b>South East</b>		
Aylesbury Vale District Council	Aylesbury	£2,178,000
<b>East Midlands</b>		
Northampton Borough Council	Northampton	£1,053,000
<b>East</b>		
Norwich City Council	Norwich	£928,000
<b>North East</b>		
Middlesbrough Borough Council	Middlesbrough	£924,000
<b>North West</b>		
Bolton Metropolitan Borough Council	Bolton	£1,265,000
<b>South West</b>		
Cornwall Council	Truro	£1,377,000
<b>West Midlands</b>		
Worcester City Council	Worcester	£1,236,000
<b>Yorkshire and the Humber</b>		
Sheffield City Council	Sheffield	£1,219,000
<b>Outer London</b>		£7,000,000*
<b>Inner London</b>		£20,000,000*
<b>England</b>		
Excluding outer and inner London		£1,272,500
Including outer and inner London		<b>£3,718,000</b>

\*No weighted figures available for London. See preface for information on weighting.