

Appendix 2: Summary Results Arising from NPS DCF Residual Valuation Assessment (2015 Baseline Assumptions)

Site Location and Size	Density	Green / Brown	Residual	£106 per unit	£ per m2
PENRITH (Urb Ext - 5ha)	Low Density 30dph	Greenfield	£1,283,309	£1,000	£2,191
PENRITH (Urb Ext - 5ha)	Low Density 30dph	Greenfield	£1,017,457	£2,500	£2,191
PENRITH (Urb Ext - 5ha)	Low Density 30dph	Greenfield	£567,175	£5,000	£2,191
PENRITH (Urb Ext - 5ha)	Low Density 30dph	Greenfield	£109,333	£7,500	£2,191
PENRITH (Urb Ext - 5ha)	Low Density 30dph	Greenfield	-£356,340	£10,000	£2,191
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Large - 1ha)	Med Density 35dph	Greenfield	£386,684	£1,000	£2,191
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Large - 1ha)	Med Density 35dph	Greenfield	£269,406	£2,500	£2,191
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Large - 1ha)	Med Density 35dph	Greenfield	£170,607	£5,000	£2,191
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Large - 1ha)	Med Density 35dph	Greenfield	£71,809	£7,500	£2,191
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Large - 1ha)	Med Density 35dph	Greenfield	-£26,989	£10,000	£2,191
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Large - 1ha)	Low Density 30dph	Greenfield	£157,928	£1,000	£2,191
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Large - 1ha)	Low Density 30dph	Greenfield	£107,992	£2,500	£2,191
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Large - 1ha)	Low Density 30dph	Greenfield	£24,764	£5,000	£2,191
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Large - 1ha)	Low Density 30dph	Greenfield	-£59,297	£7,500	£2,191
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Large - 1ha)	Low Density 30dph	Greenfield	-£143,981	£10,000	£2,191
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Med - 0.5ha)	Low Density 30dph	Greenfield	£143,644	£1,000	£2,191
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Med - 0.5ha)	Low Density 30dph	Greenfield	£119,527	£2,500	£2,191
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Med - 0.5ha)	Low Density 30dph	Greenfield	£79,332	£5,000	£2,191
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Med - 0.5ha)	Low Density 30dph	Greenfield	£39,317	£7,500	£2,191
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Med - 0.5ha)	Low Density 30dph	Greenfield	-£1,230	£10,000	£2,191
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Small - 0.25ha)	Med Density 35dph	Greenfield	£156,524	£1,000	£2,191
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Small - 0.25ha)	Med Density 35dph	Greenfield	£142,456	£2,500	£2,191
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Small - 0.25ha)	Med Density 35dph	Greenfield	£119,009	£5,000	£2,191
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Small - 0.25ha)	Med Density 35dph	Greenfield	£95,562	£7,500	£2,191
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Small - 0.25ha)	Med Density 35dph	Greenfield	£72,115	£10,000	£2,191
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Small - 0.25ha)	Low Density 30dph	Greenfield	£104,825	£1,000	£2,191
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Small - 0.25ha)	Low Density 30dph	Greenfield	£92,974	£2,500	£2,191
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Small - 0.25ha)	Low Density 30dph	Greenfield	£73,222	£5,000	£2,191
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Small - 0.25ha)	Low Density 30dph	Greenfield	£53,470	£7,500	£2,191
PENRITH / EDEN VALLEY SOUTH / EDEN VALLEY NORTH (Small - 0.25ha)	Low Density 30dph	Greenfield	£33,718	£10,000	£2,191
ALSTON (Small - 0.25ha)	Med Density 35dph	Greenfield	-£74,350	£1,000	£1,753
ALSTON (Small - 0.25ha)	Low Density 30dph	Greenfield	-£86,209	£1,000	£1,753