

# **Dixon Searle Partnership**

Ash House, Tanshire Park, Shackleford Road, Elstead, Surrey, GU8 6LB www.dixonsearle.co.uk





# Bath and North East Somerset Council - Local Plan Viability Assessment (Stage 1 - Preliminary Report) - Appendix 2: Residential Indications: Table 2a: 50 Mixed PDL - Bath city (AH tested as 75%SR / 25%SO)

Davidania del Casaccia	50
Development Scenario	Mixed (Houses/ Flats)
Typical Site Type	PDL
Site Density (dph)*	70.00
Net Land Area (ha)	0.71
Gross Land Area (ha)	0.82

\*based on residential net developable area

20% AH Value Level 1 Value Level 2 Value Level 3 Value Level 4 Value Level 5 Value Level 6 Value Level 7 Value Level 8 Value Level 9 Value Level 10  CIL Test £ per sq. m. £4,250 £4,500 £4,750 £5,000 £5,250 £5,500 £5,750 £6,000 £6,250 £6,500  Residual Land Value (£)  Indexed Rate £150.97 £2,076,991 £2,797,297 £3,519,767 £4,240,073 £4,960,380 £5,682,849 £6,403,155 £7,123,462 £7,845,931 £8,566,238  £0 £2,634,726 £3,355,032 £4,077,502 £4,797,808 £5,518,114 £6,240,584 £6,960,890 £7,681,197 £8,403,666 £9,123,973	£6,750 £9,286,544 £9,844,279 £9,751,920	£7,000 £10,009,014	£7,500
Residual Land Value (£)  Indexed Rate £150.97	£9,286,544 £9,844,279 £9,751,920	£10,009,014	
Indexed Rate £150.97 £2,076,991 £2,797,297 £3,519,767 £4,240,073 £4,960,380 £5,682,849 £6,403,155 £7,123,462 £7,845,931 £8,566,238	£9,844,279 £9,751,920	, ,	£11 440 £26
	£9,844,279 £9,751,920	, ,	£11 440 £2£
£0 £2.634.726 £3.355.032 £4.077.502 £4.797.808 £5.518.114 £6.240.584 £6.960.890 £7.681.197 £8.403.666 £9.123.973	£9,751,920	040 500 740	£11,445,020
,,		£10,566,748	£12,007,360
£25 £2,535,855 £3,257,130 £3,980,572 £4,701,847 £5,423,123 £6,146,564 £6,867,840 £7,588,838 £8,311,308 £9,031,614		£10,474,390	£11,915,002
£50 £2,436,983 £3,159,228 £3,883,642 £4,605,887 £5,328,131 £6,052,545 £6,774,790 £7,496,480 £8,218,949 £8,939,256	£9,659,562	£10,382,031	£11,822,643
£75 £2,338,112 £3,061,326 £3,786,712 £4,509,926 £5,233,140 £5,958,525 £6,681,739 £7,404,121 £8,126,591 £8,846,897	£9,567,203	£10,289,672	£11,730,285
£100 £2,239,241 £2,963,424 £3,689,782 £4,413,965 £5,138,148 £5,864,506 £6,588,689 £7,311,763 £8,034,232 £8,754,538	£9,474,845	£10,197,314	£11,637,926
£125 £2,140,370 £2,865,522 £3,592,852 £4,318,005 £5,043,156 £5,770,486 £6,495,639 £7,219,404 £7,941,873 £8,662,180	£9,382,486	£10,104,955	£11,545,568
£150 £2,041,499 £2,767,620 £3,495,922 £4,222,044 £4,948,165 £5,676,467 £6,402,588 £7,127,045 £7,849,515 £8,569,821	£9,290,127	£10,012,597	£11,453,209
£175 £1,942,627 £2,669,718 £3,398,992 £4,126,083 £4,853,173 £5,582,447 £6,309,538 £7,034,687 £7,757,156 £8,477,463	£9,197,769	£9,920,238	£11,360,850
£200 £1,843,756 £2,571,816 £3,302,062 £4,030,123 £4,758,182 £5,488,428 £6,216,488 £6,942,328 £7,664,798 £8,385,104	£9,105,410	£9,827,880	£11,268,492
£225 £1,744,885 £2,473,914 £3,205,132 £3,934,162 £4,663,190 £5,394,408 £6,123,437 £6,849,970 £7,572,439 £8,292,746	£9,013,052	£9,735,521	£11,176,133
£250 £1,646,014 £2,376,012 £3,108,202 £3,838,201 £4,568,198 £5,300,389 £6,030,387 £6,757,611 £7,480,081 £8,200,387	£8,920,693	£9,643,162	£11,083,775
£275 £1,547,143 £2,278,110 £3,011,272 £3,742,241 £4,473,207 £5,206,369 £5,937,336 £6,665,253 £7,387,722 £8,108,028	£8,828,335	£9,550,804	£10,991,416
£300 £1,448,272 £2,180,208 £2,914,342 £3,646,280 £4,378,215 £5,112,350 £5,844,286 £6,572,894 £7,295,363 £8,015,670	£8,735,976	£9,458,445	£10,899,058
£325 £1,349,400 £2,082,306 £2,817,412 £3,550,319 £4,283,224 £5,018,330 £5,751,236 £6,480,535 £7,203,005 £7,923,311	£8,643,617	£9,366,087	£10,806,699
£350 £1,250,529 £1,984,404 £2,720,483 £3,454,359 £4,188,232 £4,924,311 £5,658,185 £6,388,177 £7,110,646 £7,830,953	£8,551,259	£9,273,728	£10,714,341
£375 £1,151,658 £1,886,502 £2,623,553 £3,358,398 £4,093,240 £4,830,291 £5,565,135 £6,295,818 £7,018,288 £7,738,594	£8,458,900	£9,181,370	£10,621,982
£400 £1,052,787 £1,788,600 £2,526,623 £3,262,437 £3,998,249 £4,736,272 £5,472,085 £6,203,460 £6,925,929 £7,646,236	£8,366,542	£9,089,011	£10,529,623
£425 £953,916 £1,690,698 £2,429,693 £3,166,477 £3,903,257 £4,642,252 £5,379,034 £6,111,101 £6,833,571 £7,553,877	£8,274,183	£8,996,652	£10,437,265
£450 £855,045 £1,592,796 £2,332,763 £3,070,516 £3,808,266 £4,548,233 £5,285,984 £6,018,743 £6,741,212 £7,461,518	£8,181,825	£8,904,294	£10,344,906
£475 £756,173 £1,494,894 £2,235,833 £2,974,555 £3,713,274 £4,454,213 £5,192,934 £5,926,384 £6,648,853 £7,369,160	£8,089,466	£8,811,935	£10,252,548
£500 £657,302 £1,396,992 £2,138,903 £2,878,595 £3,618,282 £4,360,194 £5,099,883 £5,834,025 £6,556,495 £7,276,801	£7,997,107	£8,719,577	£10,160,189
Residual Land Value (£ per hectare)			
Indexed Rate £150.97 £2,528,510 £3,405,405 £4,284,933 £5,161,828 £6,038,723 £6,918,251 £7,795,146 £8,672,041 £9,551,569 £10,428,463	£11,305,358	£12,184,886	£13,938,675
£0 £3,207,492 £4,084,387 £4,963,915 £5,840,810 £6,717,705 £7,597,233 £8,474,127 £9,351,022 £10,230,550 £11,107,445	£11,984,339	£12,863,867	£14,617,656
£25 £3,087,127 £3,965,202 £4,845,913 £5,723,988 £6,602,063 £7,482,774 £8,360,849 £9,238,586 £10,118,114 £10,995,009	£11,871,903	£12,751,431	£14,505,220
£50 £2,966,762 £3,846,017 £4,727,912 £5,607,166 £6,486,421 £7,368,316 £8,247,570 £9,126,149 £10,005,677 £10,882,572	£11,759,466	£12,638,994	£14,392,783
£75 £2,846,397 £3,726,832 £4,609,910 £5,490,345 £6,370,779 £7,253,857 £8,134,291 £9,013,713 £9,893,241 £10,770,136	£11,647,030	£12,526,558	£14,280,347
£100 £2,726,033 £3,607,647 £4,491,908 £5,373,523 £6,255,137 £7,139,398 £8,021,013 £8,901,276 £9,780,804 £10,657,699	£11,534,593	£12,414,121	£14,167,910
£125 £2,605,668 £3,488,462 £4,373,907 £5,256,701 £6,139,495 £7,024,940 £7,907,734 £8,788,840 £9,668,368 £10,545,262	£11,422,157	£12,301,685	£14,055,474
£150 £2,485,303 £3,369,277 £4,255,905 £5,139,880 £6,023,853 £6,910,481 £7,794,455 £8,676,403 £9,555,931 £10,432,826	£11,309,720	£12,189,248	£13,943,037
£175 £2,364,938 £3,250,092 £4,137,903 £5,023,058 £5,908,211 £6,796,023 £7,681,177 £8,563,967 £9,443,495 £10,320,389	£11,197,284	£12,076,812	£13,830,600
£200 £2,244,573 £3,130,906 £4,019,902 £4,906,236 £5,792,569 £6,681,564 £7,567,898 £8,451,530 £9,331,058 £10,207,953	£11,084,847	£11,964,375	£13,718,164
£225 £2,124,208 £3,011,721 £3,901,900 £4,789,415 £5,676,927 £6,567,106 £7,454,619 £8,339,094 £9,218,622 £10,095,516	£10,972,411	£11,851,939	£13,605,727
£250 £2,003,843 £2,892,536 £3,783,898 £4,672,593 £5,561,285 £6,452,647 £7,341,341 £8,226,657 £9,106,185 £9,983,080	£10,859,974	£11,739,502	£13,493,291
£275 £1,883,478 £2,773,351 £3,665,897 £4,555,771 £5,445,643 £6,338,189 £7,228,062 £8,114,220 £8,993,749 £9,870,643	£10,747,538	£11,627,066	£13,380,854
£300 £1,763,113 £2,654,166 £3,547,895 £4,438,950 £5,330,001 £6,223,730 £7,114,783 £8,001,784 £8,881,312 £9,758,207	£10,635,101	£11,514,629	£13,268,418
£325 £1,642,748 £2,534,981 £3,429,893 £4,322,128 £5,214,359 £6,109,272 £7,001,504 £7,889,347 £8,768,876 £9,645,770	£10,522,665	£11,402,193	£13,155,981
£350 £1,522,383 £2,415,796 £3,311,892 £4,205,306 £5,098,717 £5,994,813 £6,888,226 £7,776,911 £8,656,439 £9,533,334	£10,410,228	£11,289,756	£13,043,545
£375 £1,402,018 £2,296,611 £3,193,890 £4,088,485 £4,983,075 £5,880,354 £6,774,947 £7,664,474 £8,544,002 £9,420,897	£10,297,792	£11,177,319	£12,931,108
£400 £1,281,654 £2,177,426 £3,075,888 £3,971,663 £4,867,433 £5,765,896 £6,661,668 £7,552,038 £8,431,566 £9,308,461	£10,185,355	£11,064,883	£12,818,672
£425 £1,161,289 £2,058,241 £2,957,887 £3,854,841 £4,751,791 £5,651,437 £6,548,390 £7,439,601 £8,319,129 £9,196,024	£10,072,919	£10,952,446	£12,706,235
£450 £1,040,924 £1,939,056 £2,839,885 £3,738,020 £4,636,150 £5,536,979 £6,435,111 £7,327,165 £8,206,693 £9,083,588	£9,960,482	£10,840,010	£12,593,799
£475 £920,559 £1,819,871 £2,721,884 £3,621,198 £4,520,508 £5,422,520 £6,321,832 £7,214,728 £8,094,256 £8,971,151	£9,848,046	£10,727,573	£12,481,362
£500 £800,194 £1,700,686 £2,603,882 £3,504,376 £4,404,866 £5,308,062 £6,208,554 £7,102,292 £7,981,820 £8,858,715	£9,735,609	£10,615,137	£12,368,926

#### Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£3,000,000/ha)

EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values



BCIS UQ							Bath city - '	1b					
23.000							Dutil Oity						
20% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11	Value Level 12	Value Level 13
CIL Test £ per sq. m.	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	£7,500
							Residual Land Value	e (£)					
Indexed Rate £150.97	£541,803	£1,262,110	£1,984,579	£2,704,883	£3,425,192	£4,147,662	£4,867,968	£5,588,275	£6,310,744	£7,031,051	£7,751,357	£8,473,826	£9,914,439
£0	£1,099,538	£1,819,845	£2,542,312	£3,262,621	£3,982,927	£4,705,397	£5,425,703	£6,146,010	£6,868,479	£7,588,785	£8,309,092	£9,031,561	£10,472,174
£25	£998,602	£1,719,877	£2,443,316	£3,164,594	£3,885,870	£4,609,312	£5,330,587	£6,051,863	£6,775,304	£7,496,409	£8,216,733	£8,939,203	£10,379,816
£50	£897,665	£1,619,910	£2,344,321	£3,066,568	£3,788,813	£4,513,227	£5,235,471	£5,957,716	£6.682.130	£7,404,032	£8,124,375	£8.846.844	£10,287,457
£75	£796,728	£1,519,942	£2,245,325	£2,968,542	£3,691,756	£4,417,142	£5,140,355	£5.863.569	£6.588.955	£7.311.656	£8.032.016	£8.754.486	£10,195,099
£100	£695,791	£1,419,974	£2,146,330	£2,870,515	£3,594,698	£4,321,056	£5,045,239	£5,769,422	£6,495,780	£7,219,279	£7,939,658	£8,662,127	£10,102,740
£125	£594,855	£1,320,007	£2,047,334	£2,772,489	£3,497,641	£4,224,971	£4,950,123	£5,675,276	£6,402,606	£7,126,903	£7,847,299	£8,569,769	£10,010,381
£150	£493,918	£1,220,039	£1,948,339	£2,674,463	£3,400,584	£4,128,886	£4,855,007	£5,581,129	£6,309,431	£7,034,526	£7,754,940	£8,477,410	£9,918,023
£175	£392,981	£1,120,072	£1,849,343	£2,576,436	£3,303,527	£4,032,801	£4,759,892	£5,486,982	£6,216,256	£6,942,150	£7,662,582	£8,385,051	£9,825,664
£200	£292,044	£1,020,104	£1,750,348	£2,478,410	£3,206,470	£3,936,716	£4,664,776	£5,392,835	£6,123,081	£6,849,773	£7,570,223	£8,292,693	£9,733,306
£225	£191,108	£920,136	£1,651,352	£2,380,384	£3,109,413	£3,840,631	£4,569,660	£5,298,689	£6,029,907	£6,757,397	£7,477,865	£8,200,334	£9,640,947
£250	£90,171	£820,169	£1,552,357	£2,282,357	£3,012,355	£3,744,546	£4,474,544	£5,204,542	£5,936,732	£6,665,020	£7,385,506	£8.107.976	£9,548,589
£275	-£10,766	£720,201	£1,453,362	£2,184,331	£2,915,298	£3,648,461	£4,379,428	£5,110,395	£5,843,557	£6,572,644	£7,293,148	£8,015,617	£9,456,230
£300	-£111.703	£620.234	£1,354,366	£2,086,305	£2.818.241	£3,552,376	£4,284,312	£5,016,248	£5,750,383	£6,480,267	£7,200,789	£7,923,259	£9,363,871
£325	-£212,639	£520,266	£1,255,371	£1,988,278	£2,721,184	£3,456,291	£4,189,196	£4,922,101	£5,657,208	£6,387,891	£7,108,430	£7,830,900	£9,271,513
£350	-£313,576	£420,299	£1,156,375	£1,890,252	£2,624,127	£3,360,206	£4,094,080	£4,827,955	£5,564,033	£6,295,514	£7,016,072	£7,738,541	£9,179,154
£375	-£414,513	£320,331	£1,057,380	£1,792,226	£2,527,069	£3,264,121	£3,998,964	£4,733,808	£5,470,859	£6,203,138	£6,923,713	£7,646,183	£9,086,796
£400	-£515,450	£220,363	£958.384	£1,694,199	£2.430.012	£3,168,036	£3.903.848	£4.639.661	£5,377,684	£6.110.761	£6,831,355	£7,553,824	£8,994,437
£425	-£616,387	£120,396	£859,389	£1,596,173	£2,332,955	£3,071,951	£3,808,732	£4,545,514	£5,284,509	£6,018,385	£6,738,996	£7,461,466	£8.902.078
£450	-£717,323	£20,428	£760,393	£1,498,146	£2,235,898	£2,975,866	£3,713,616	£4,451,368	£5,191,335	£5,926,008	£6,646,638	£7,369,107	£8,809,720
£475	-£818,260	-£79,539	£661,398	£1,400,120	£2,138,841	£2,879,781	£3,618,500	£4,357,221	£5,098,160	£5,833,632	£6,554,279	£7,276,748	£8,717,361
£500	-£919,197	-£179,507	£562,402	£1,302,094	£2,041,783	£2,783,696	£3,523,384	£4,263,074	£5,004,985	£5,741,255	£6,461,920	£7,184,390	£8,625,003
2000	2010,101	2113,001	2002,102	21,002,00	32,011,100	22, 00,000	Residual Land Value		20,000,000	2011 111,200	20,101,020	21,101,000	23,523,533
Indexed Rate £150.97	£659,587	£1,536,482	£2,416,010	£3,292,901	£4,169,799	£5,049,327	£5,926,222	£6,803,117	£7,682,645	£8,559,540	£9,436,435	£10,315,963	£12,069,752
£0	£1,338,568	£2,215,463	£3,094,988	£3,971,886	£4,848,781	£5,728,309	£6,605,204	£7,482,099	£8,361,627	£9,238,521	£10,115,416	£10,994,944	£12,748,734
£25	£1,215,689	£2,093,764	£2,974,472	£3,852,550	£4,730,624	£5,611,336	£6,489,410	£7,367,485	£8,248,197	£9,126,063	£10,002,980	£10,882,508	£12,636,297
£50	£1,092,809	£1,972,064	£2,853,956	£3,733,213	£4,612,468	£5,494,363	£6,373,617	£7,252,872	£8,134,767	£9,013,605	£9,890,543	£10,770,071	£12,523,861
£75	£969,930	£1,850,364	£2,733,440	£3,613,877	£4,494,311	£5,377,390	£6,257,824	£7,138,258	£8,021,336	£8,901,146	£9,778,107	£10,657,635	£12,411,424
£100	£847,050	£1,728,665	£2,612,923	£3,494,540	£4,376,155	£5,260,417	£6,142,031	£7,023,645	£7,907,906	£8,788,688	£9,665,670	£10,545,198	£12,298,988
£125	£724,171	£1,606,965	£2,492,407	£3,375,204	£4,257,998	£5,143,443	£6,026,237	£6,909,031	£7,794,476	£8,676,230	£9,553,234	£10,432,762	£12,186,551
£150	£601,291	£1,485,265	£2,371,891	£3,255,868	£4,139,841	£5,026,470	£5,910,444	£6,794,418	£7,681,046	£8,563,771	£9,440,797	£10,320,325	£12,074,115
£175	£478,412	£1,363,566	£2,251,375	£3,136,531	£4,021,685	£4,909,497	£5,794,651	£6,679,804	£7,567,616	£8,451,313	£9,328,361	£10,207,889	£11,961,678
£200	£355,532	£1,241,866	£2,130,858	£3,017,195	£3,903,528	£4,792,524	£5,678,857	£6,565,191	£7,454,186	£8,338,854	£9,215,924	£10,095,452	£11,849,242
£225	£232,653	£1,120,166	£2,010,342	£2,897,858	£3,785,372	£4,675,551	£5,563,064	£6,450,577	£7,340,756	£8,226,396	£9,103,487	£9,983,016	£11,736,805
£250	£109,773	£998,466	£1,889,826	£2,778,522	£3,667,215	£4,558,578	£5,447,271	£6,335,964	£7,227,326	£8,113,938	£8,991,051	£9,870,579	£11,624,369
£275	-£13,106	£876,767	£1,769,310	£2,659,185	£3,549,059	£4,441,605	£5,331,477	£6,221,350	£7,113,896	£8,001,479	£8,878,614	£9,758,143	£11,511,932
£300	-£135,986	£755,067	£1,648,793	£2,539,849	£3,430,902	£4,324,632	£5,215,684	£6,106,737	£7,000,466	£7,889,021	£8,766,178	£9,645,706	£11,399,496
£325	-£258,865	£633,367	£1,528,277	£2,420,513	£3,312,745	£4,207,659	£5,099,891	£5,992,124	£6,887,036	£7,776,563	£8,653,741	£9,533,269	£11,287,059
£350	-£381,745	£511,668	£1,407,761	£2,301,176	£3,194,589	£4,090,686	£4,984,097	£5,877,510	£6,773,606	£7,664,104	£8,541,305	£9,420,833	£11,174,623
£375	-£504,625	£389,968	£1,287,245	£2,181,840	£3,076,432	£3,973,712	£4,868,304	£5,762,897	£6,660,176	£7,551,646	£8,428,868	£9,308,396	£11,062,186
£400	-£627,504	£268,268	£1,166,728	£2,062,503	£2,958,276	£3,856,739	£4,752,511	£5,648,283	£6,546,746	£7,439,187	£8,316,432	£9,195,960	£10,949,749
£425	-£750,384	£146,569	£1,046,212	£1,943,167	£2,840,119	£3,739,766	£4,636,717	£5,533,670	£6,433,316	£7,326,729	£8,203,995	£9,083,523	£10,837,313
£450	-£873,263	£24,869	£925,696	£1,823,830	£2,721,963	£3,622,793	£4,520,924	£5,419,056	£6,319,886	£7,214,271	£8,091,559	£8,971,087	£10,724,876
£475	-£996,143	-£96,831	£805,180	£1,704,494	£2,603,806	£3,505,820	£4,405,131	£5,304,443	£6,206,455	£7,101,812	£7,979,122	£8,858,650	£10,612,440
£500	-£1,119,022	-£218.530	£684,663	£1,585,158	£2,485,649	£3,388,847	£4,289,337	£5,189,829	£6,093,025	£6,989,354	£7,866,686	£8,746,214	£10,500,003

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£3,000,000/ha)

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EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values



D0/0.140							Dath aire	0 -					
BCIS MQ							Bath city - 2	2a					
30% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11	Value Level 12	Value Level 13
CIL Test £ per sq. m.	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	£7,500
							Residual Land Value	e (£)					
Indexed Rate £150.97	£1,609,998	£2,254,875	£2,901,695	£3,546,574	£4,191,454	£4,838,271	£5,483,150	£6,128,030	£6,774,847	£7,419,727	£8,064,606	£8,711,423	£10,001,182
£0	£2,098,015	£2,742,896	£3,389,713	£4,034,592	£4,679,472	£5,326,289	£5,971,169	£6,616,048	£7,262,865	£7,907,745	£8,552,625	£9,199,441	£10,489,200
£25	£2,011,209	£2,656,958	£3,304,645	£3,950,392	£4,596,140	£5,243,827	£5,889,574	£6,535,199	£7,182,051	£7,826,931	£8,471,811	£9,118,627	£10,408,386
£50	£1,924,403	£2,571,020	£3,219,577	£3,866,192	£4,512,807	£5,161,364	£5,807,980	£6,454,349	£7,101,237	£7,746,117	£8,390,997	£9,037,813	£10,327,572
£75	£1,837,597	£2,485,082	£3,134,509	£3,781,992	£4,429,475	£5,078,902	£5,726,385	£6,373,500	£7,020,424	£7,665,303	£8,310,183	£8,956,999	£10,246,759
£100	£1,750,791	£2,399,144	£3,049,441	£3,697,792	£4,346,142	£4,996,440	£5,644,790	£6,292,650	£6,939,610	£7,584,490	£8,229,370	£8,876,186	£10,165,945
£125	£1,663,986	£2,313,206	£2,964,373	£3,613,592	£4,262,810	£4,913,978	£5,563,196	£6,211,800	£6,858,796	£7,503,676	£8,148,556	£8,795,372	£10,085,131
£150	£1,577,180	£2,227,267	£2,879,306	£3,529,391	£4,179,477	£4,831,516	£5,481,601	£6,130,951	£6,777,982	£7,422,862	£8,067,742	£8,714,558	£10,004,317
£175	£1,490,374	£2,141,329	£2,794,238	£3,445,191	£4,096,145	£4,749,053	£5,400,007	£6,050,101	£6,697,169	£7,342,048	£7,986,928	£8,633,744	£9,923,504
£200	£1,403,568	£2,055,391	£2,709,170	£3,360,991	£4,012,812	£4,666,591	£5,318,412	£5,969,252	£6,616,355	£7,261,235	£7,906,115	£8,552,931	£9,842,690
£225	£1,316,762	£1,969,453	£2,624,102	£3,276,791	£3,929,480	£4,584,129	£5,236,818	£5,888,402	£6,535,541	£7,180,421	£7,825,301	£8,472,117	£9,761,876
£250	£1,229,957	£1,883,515	£2,539,034	£3,192,591	£3,846,147	£4,501,667	£5,155,223	£5,807,552	£6,454,727	£7,099,607	£7,744,487	£8,391,303	£9,681,062
£275	£1,143,151	£1,797,577	£2,453,966	£3,108,391	£3,762,815	£4,419,205	£5,073,629	£5,726,703	£6,373,914	£7,018,793	£7,663,673	£8,310,489	£9,600,249
£300	£1,056,345	£1,711,639	£2,368,898	£3,024,190	£3,679,482	£4,336,742	£4,992,034	£5,645,853	£6,293,100	£6,937,980	£7,582,860	£8,229,676	£9,519,435
£325	£969,539	£1,625,700	£2,283,831	£2,939,990	£3,596,150	£4,254,280	£4,910,440	£5,565,003	£6,212,286	£6,857,166	£7,502,046	£8,148,862	£9,438,621
£350	£882,733	£1,539,762	£2,198,763	£2,855,790	£3,512,817	£4,171,818	£4,828,845	£5,484,154	£6,131,472	£6,776,352	£7,421,232	£8,068,048	£9,357,807
£375	£795,928	£1,453,824	£2,113,695	£2,771,590	£3,429,485	£4,089,356	£4,747,251	£5,403,304	£6,050,659	£6,695,538	£7,340,418	£7,987,234	£9,276,994
£400	£709,122	£1,367,886	£2,028,627	£2,687,390	£3,346,153	£4,006,894	£4,665,656	£5,322,455	£5,969,845	£6,614,725	£7,259,605	£7,906,421	£9,196,180
£425	£622,316	£1,281,948	£1,943,559	£2,603,190	£3,262,820	£3,924,431	£4,584,062	£5,241,605	£5,889,031	£6,533,911	£7,178,791	£7,825,607	£9,115,366
£450	£535,510	£1,196,010	£1,858,491	£2,518,989	£3,179,488	£3,841,969	£4,502,467	£5,160,755	£5,808,217	£6,453,097	£7,097,977	£7,744,793	£9,034,553
£475	£448,705	£1,110,072	£1,773,423	£2,434,789	£3,096,155	£3,759,507	£4,420,873	£5,079,906	£5,727,404	£6,372,283	£7,017,163	£7,663,979	£8,953,739
£500	£361,899	£1,024,133	£1,688,356	£2,350,589	£3,012,823	£3,677,045	£4,339,278	£4,999,056	£5,646,590	£6,291,470	£6,936,349	£7,583,166	£8,872,925
							Residual Land Value	e (£ per hectare)					
Indexed Rate £150.97	£1,959,998	£2,745,066	£3,532,498	£4,317,569	£5,102,640	£5,890,069	£6,675,140	£7,460,211	£8,247,640	£9,032,711	£9,817,782	£10,605,210	£12,175,352
£0	£2,554,105	£3,339,178	£4,126,607	£4,911,678	£5,696,749	£6,484,178	£7,269,249	£8,054,320	£8,841,749	£9,626,820	£10,411,891	£11,199,319	£12,769,461
£25	£2,448,428	£3,234,558	£4,023,046	£4,809,173	£5,595,301	£6,383,789	£7,169,916	£7,955,894	£8,743,367	£9,528,438	£10,313,509	£11,100,937	£12,671,079
£50	£2,342,751	£3,129,937	£3,919,485	£4,706,669	£5,493,852	£6,283,400	£7,070,584	£7,857,469	£8,644,985	£9,430,056	£10,215,127	£11,002,555	£12,572,697
£75	£2,237,075	£3,025,317	£3,815,924	£4,604,164	£5,392,404	£6,183,011	£6,971,251	£7,759,043	£8,546,603	£9,331,674	£10,116,745	£10,904,173	£12,474,315
£100	£2,131,398	£2,920,697	£3,712,363	£4,501,660	£5,290,956	£6,082,623	£6,871,919	£7,660,617	£8,448,221	£9,233,292	£10,018,363	£10,805,791	£12,375,933
£125	£2,025,722	£2,816,076	£3,608,802	£4,399,155	£5,189,508	£5,982,234	£6,772,586	£7,562,192	£8,349,839	£9,134,910	£9,919,981	£10,707,409	£12,277,551
£150	£1,920,045	£2,711,456	£3,505,242	£4,296,650	£5,088,059	£5,881,845	£6,673,254	£7,463,766	£8,251,457	£9,036,528	£9,821,599	£10,609,027	£12,179,169
£175	£1,814,368	£2,606,836	£3,401,681	£4,194,146	£4,986,611	£5,781,456	£6,573,921	£7,365,341	£8,153,075	£8,938,146	£9,723,217	£10,510,645	£12,080,787
£200	£1,708,692	£2,502,215	£3,298,120	£4,091,641	£4,885,163	£5,681,067	£6,474,589	£7,266,915	£8,054,693	£8,839,764	£9,624,835	£10,412,263	£11,982,405
£225	£1,603,015	£2,397,595	£3,194,559	£3,989,137	£4,783,715	£5,580,679	£6,375,257	£7,168,489	£7,956,311	£8,741,382	£9,526,453	£10,313,881	£11,884,023
£250	£1,497,339	£2,292,975	£3,090,998	£3,886,632	£4,682,266	£5,480,290	£6,275,924	£7,070,064	£7,857,929	£8,643,000	£9,428,071	£10,215,500	£11,785,641
£275	£1,391,662	£2,188,354	£2,987,437	£3,784,128	£4,580,818	£5,379,901	£6,176,592	£6,971,638	£7,759,547	£8,544,618	£9,329,689	£10,117,118	£11,687,259
£300	£1,285,985	£2,083,734	£2,883,876	£3,681,623	£4,479,370	£5,279,512	£6,077,259	£6,873,212	£7,661,165	£8,446,236	£9,231,307	£10,018,736	£11,588,877
£325	£1,180,309	£1,979,114	£2,780,315	£3,579,119	£4,377,922	£5,179,124	£5,977,927	£6,774,787	£7,562,783	£8,347,854	£9,132,925	£9,920,354	£11,490,495
£350	£1,074,632	£1,874,493	£2,676,755	£3,476,614	£4,276,473	£5,078,735	£5,878,594	£6,676,361	£7,464,401	£8,249,472	£9,034,543	£9,821,972	£11,392,113
£375	£968,955	£1,769,873	£2,573,194	£3,374,109	£4,175,025	£4,978,346	£5,779,262	£6,577,936	£7,366,019	£8,151,090	£8,936,161	£9,723,590	£11,293,732
£400	£863,279	£1,665,253	£2,469,633	£3,271,605	£4,073,577	£4,877,957	£5,679,929	£6,479,510	£7,267,637	£8,052,708	£8,837,779	£9,625,208	£11,195,350
£425	£757,602	£1,560,632	£2,366,072	£3,169,100	£3,972,129	£4,777,569	£5,580,597	£6,381,084	£7,169,255	£7,954,326	£8,739,397	£9,526,826	£11,096,968
£450	£651,926	£1,456,012	£2,262,511	£3,066,596	£3,870,680	£4,677,180	£5,481,264	£6,282,659	£7,070,873	£7,855,944	£8,641,015	£9,428,444	£10,998,586
£475	£546,249	£1,351,392	£2,158,950	£2,964,091	£3,769,232	£4,576,791	£5,381,932	£6,184,233	£6,972,491	£7,757,562	£8,542,634	£9,330,062	£10,900,204
£500	£440,572	£1,246,771	£2,055,389	£2,861,587	£3,667,784	£4,476,402	£5,282,600	£6,085,808	£6,874,109	£7,659,180	£8,444,252	£9,231,680	£10,801,822

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£3,000,000/ha)

EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values



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BCIS UQ							Bath city - 2	2b					
30% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11	Value Level 12	Value Level 13
CIL Test £ per sq. m.	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	£7,500
							Residual Land Valu	e (£)					
Indexed Rate £150.97	£105,168	£754,517	£1,401,334	£2,046,214	£2,691,089	£3,337,910	£3,982,790	£4,627,669	£5,274,486	£5,919,366	£6,564,246	£7,211,062	£8,500,822
£0	£597,656	£1,242,535	£1,889,352	£2,534,228	£3,179,111	£3,825,928	£4,470,808	£5,115,688	£5,762,504	£6,407,384	£7,052,264	£7,699,080	£8,988,840
£25	£508,831	£1,154,578	£1,802,265	£2,448,009	£3,093,760	£3,741,447	£4,387,194	£5,032,942	£5,680,629	£6,326,376	£6,971,450	£7,618,266	£8,908,026
£50	£420,006	£1,066,622	£1,715,179	£2,361,790	£3,008,409	£3,656,966	£4,303,581	£4,950,196	£5,598,753	£6,245,369	£6,890,636	£7,537,453	£8,827,212
£75	£331,182	£978,665	£1,628,092	£2,275,571	£2,923,058	£3,572,485	£4,219,968	£4,867,451	£5,516,878	£6,164,361	£6,809,822	£7,456,639	£8,746,399
£100	£242,357	£890,708	£1,541,005	£2,189,352	£2,837,707	£3,488,004	£4,136,355	£4,784,705	£5,435,003	£6,083,353	£6,729,009	£7,375,825	£8,665,585
£125	£153,533	£802,751	£1,453,919	£2,103,133	£2,752,355	£3,403,523	£4,052,741	£4,701,960	£5,353,128	£6,002,346	£6,648,195	£7,295,011	£8,584,771
£150	£64,708	£714,794	£1,366,832	£2,016,914	£2,667,004	£3,319,042	£3,969,128	£4,619,214	£5,271,252	£5,921,338	£6,567,381	£7,214,198	£8,503,957
£175	-£24,116	£626,837	£1,279,746	£1,930,696	£2,581,653	£3,234,561	£3,885,515	£4,536,469	£5,189,377	£5,840,331	£6,486,567	£7,133,384	£8,423,144
£200	-£112,941	£538,880	£1,192,659	£1,844,477	£2,496,302	£3,150,080	£3,801,902	£4,453,723	£5,107,502	£5,759,323	£6,405,754	£7,052,570	£8,342,330
£225	-£201,765	£450,924	£1,105,573	£1,758,258	£2,410,951	£3,065,600	£3,718,289	£4,370,977	£5,025,626	£5,678,315	£6,324,940	£6,971,756	£8,261,516
£250	-£290,590	£362,967	£1,018,486	£1,672,039	£2,325,599	£2,981,119	£3,634,675	£4,288,232	£4,943,751	£5,597,308	£6,244,126	£6,890,943	£8,180,702
£275	-£379,414	£275,010	£931,399	£1,585,820	£2,240,248	£2,896,638	£3,551,062	£4,205,486	£4,861,876	£5,516,300	£6,163,312	£6,810,129	£8,099,889
£300	-£468,239	£187,053	£844,313	£1,499,601	£2,154,897	£2,812,157	£3,467,449	£4,122,741	£4,780,001	£5,435,293	£6,082,499	£6,729,315	£8,019,075
£325	-£557,064	£99,096	£757,226	£1,413,383	£2,069,546	£2,727,676	£3,383,836	£4,039,995	£4,698,125	£5,354,285	£6,001,685	£6,648,501	£7,938,261
£350	-£645,888	£11,139	£670,140	£1,327,164	£1,984,194	£2,643,195	£3,300,222	£3,957,250	£4,616,250	£5,273,277	£5,920,871	£6,567,688	£7,857,447
£375	-£734,713	-£76,818	£583,053	£1,240,945	£1,898,843	£2,558,714	£3,216,609	£3,874,504	£4,534,375	£5,192,270	£5,840,057	£6,486,874	£7,776,634
£400	-£823,537	-£164,774	£495,967	£1,154,726	£1,813,492	£2,474,233	£3,132,996	£3,791,759	£4,452,500	£5,111,262	£5,759,244	£6,406,060	£7,695,820
£425	-£912,362	-£252,731	£408,880	£1,068,507	£1,728,141	£2,389,752	£3,049,383	£3,709,013	£4,370,624	£5,030,255	£5,678,430	£6,325,246	£7,615,006
£450	-£1,001,186	-£340,688	£321,793	£982,288	£1,642,790	£2,305,271	£2,965,769	£3,626,267	£4,288,749	£4,949,247	£5,597,616	£6,244,433	£7,534,192
£475	-£1,090,011	-£428,645	£234,707	£896,070	£1,557,438	£2,220,790	£2,882,156	£3,543,522	£4,206,874	£4,868,240	£5,516,802	£6,163,619	£7,453,378
£500	-£1,178,835	-£516,602	£147,620	£809,851	£1,472,087	£2,136,309	£2,798,543	£3,460,776	£4,124,998	£4,787,232	£5,435,989	£6,082,805	£7,372,565
							Residual Land Valu	e (£ per hectare)					
Indexed Rate £150.97	£128,031	£918,543	£1,705,971	£2,491,043	£3,276,108	£4,063,542	£4,848,613	£5,633,685	£6,421,113	£7,206,184	£7,991,255	£8,778,684	£10,348,826
£0	£727,581	£1,512,652	£2,300,080	£3,085,147	£3,870,223	£4,657,651	£5,442,722	£6,227,794	£7,015,222	£7,800,293	£8,585,364	£9,372,793	£10,942,935
£25	£619,446	£1,405,574	£2,194,062	£2,980,184	£3,766,317	£4,554,805	£5,340,932	£6,127,060	£6,915,548	£7,701,675	£8,486,983	£9,274,411	£10,844,553
£50	£511,312	£1,298,496	£2,088,044	£2,875,222	£3,662,411	£4,451,959	£5,239,142	£6,026,326	£6,815,874	£7,603,057	£8,388,601	£9,176,029	£10,746,171
£75	£403,178	£1,191,418	£1,982,025	£2,770,260	£3,558,505	£4,349,112	£5,137,352	£5,925,592	£6,716,199	£7,504,440	£8,290,219	£9,077,647	£10,647,790
£100	£295,044	£1,084,340	£1,876,007	£2,665,298	£3,454,599	£4,246,266	£5,035,562	£5,824,859	£6,616,525	£7,405,822	£8,191,837	£8,979,265	£10,549,408
£125	£186,910	£977,262	£1,769,988	£2,560,336	£3,350,694	£4,143,420	£4,933,772	£5,724,125	£6,516,851	£7,307,204	£8,093,455	£8,880,883	£10,451,026
£150	£78,775	£870,184	£1,663,970	£2,455,374	£3,246,788	£4,040,573	£4,831,982	£5,623,391	£6,417,177	£7,208,586	£7,995,073	£8,782,501	£10,352,644
£175	-£29,359	£763,106	£1,557,951	£2,350,412	£3,142,882	£3,937,727	£4,730,192	£5,522,657	£6,317,502	£7,109,968	£7,896,691	£8,684,119	£10,254,262
£200	-£137,493	£656,028	£1,451,933	£2,245,450	£3,038,976	£3,834,881	£4,628,402	£5,421,924	£6,217,828	£7,011,350	£7,798,309	£8,585,737	£10,155,880
£225	-£245,627	£548,950	£1,345,914	£2,140,488	£2,935,070	£3,732,034	£4,526,612	£5,321,190	£6,118,154	£6,912,732	£7,699,927	£8,487,356	£10,057,498
£250	-£353,762	£441,873	£1,239,896	£2,035,526	£2,831,164	£3,629,188	£4,424,822	£5,220,456	£6,018,480	£6,814,114	£7,601,545	£8,388,974	£9,959,116
£275	-£461,896	£334,795	£1,133,878	£1,930,564	£2,727,259	£3,526,342	£4,323,032	£5,119,723	£5,918,805	£6,715,496	£7,503,163	£8,290,592	£9,860,734
£300	-£570,030	£227,717	£1,027,859	£1,825,602	£2,623,353	£3,423,495	£4,221,242	£5,018,989	£5,819,131	£6,616,878	£7,404,781	£8,192,210	£9,762,352
£325	-£678,164	£120,639	£921,841	£1,720,640	£2,519,447	£3,320,649	£4,119,452	£4,918,255	£5,719,457	£6,518,260	£7,306,399	£8,093,828	£9,663,970
£350	-£786,299	£13,561	£815,822	£1,615,678	£2,415,541	£3,217,802	£4,017,662	£4,817,521	£5,619,783	£6,419,642	£7,208,017	£7,995,446	£9,565,588
£375	-£894,433	-£93,517	£709,804	£1,510,716	£2,311,635	£3,114,956	£3,915,872	£4,716,788	£5,520,108	£6,321,024	£7,109,635	£7,897,064	£9,467,206
£400	-£1,002,567	-£200,595	£603,785	£1,405,753	£2,207,729	£3,012,110	£3,814,082	£4,616,054	£5,420,434	£6,222,406	£7,011,253	£7,798,682	£9,368,824
£425	-£1,110,701	-£307,673	£497,767	£1,300,791	£2,103,824	£2,909,263	£3,712,292	£4,515,320	£5,320,760	£6,123,788	£6,912,871	£7,700,300	£9,270,442
£450	-£1,218,835	-£414,751	£391,749	£1,195,829	£1,999,918	£2,806,417	£3,610,502	£4,414,586	£5,221,086	£6,025,170	£6,814,489	£7,601,918	£9,172,060
£475	-£1,326,970	-£521,829	£285,730	£1,090,867	£1,896,012	£2,703,571	£3,508,712	£4,313,853	£5,121,411	£5,926,552	£6,716,107	£7,503,536	£9,073,678
£500	-£1,435,104	-£628,907	£179,712	£985,905	£1,792,106	£2,600,724	£3,406,922	£4,213,119	£5,021,737	£5,827,935	£6,617,725	£7,405,154	£8,975,296

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£3,000,000/ha)

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EUV+ £/ha	Notes					
£750,000	Garden / amenity land, low-grade PDL					
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)					
£2,000,000	PDL - industrial/commercial					
£3,000,000	Upper PDL/residential land values					



							<b>-</b>	_					
BCIS MQ							Bath city -	3a					
40% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11	Value Level 12	Value Level 13
CIL Test £ per sq. m.	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	£7,500
							Residual Land Valu	e (£)					
Indexed Rate £150.97	£1,143,006	£1,712,459	£2,283,617	£2,853,076	£3,422,529	£3,993,692	£4,563,146	£5,132,599	£5,703,762	£6,273,215	£6,842,669	£7,413,832	£8,552,739
£0	£1,561,307	£2,130,756	£2,701,924	£3,271,377	£3,840,830	£4,411,993	£4,981,447	£5,550,900	£6,122,063	£6,691,517	£7,260,970	£7,832,133	£8,971,039
£25	£1,486,567	£2,056,782	£2,628,718	£3,198,937	£3,769,157	£4,341,089	£4,911,308	£5,481,527	£6,052,794	£6,622,248	£7,191,701	£7,762,864	£8,901,770
£50	£1,411,826	£1,982,808	£2,555,512	£3,126,498	£3,697,483	£4,270,184	£4,841,169	£5,412,153	£5,983,525	£6,552,979	£7,122,432	£7,693,595	£8,832,501
£75	£1,337,086	£1,908,834	£2,482,306	£3,054,058	£3,625,810	£4,199,279	£4,771,031	£5,342,780	£5,914,257	£6,483,710	£7,053,163	£7,624,326	£8,763,232
£100	£1,262,345	£1,834,859	£2,409,101	£2,981,619	£3,554,137	£4,128,374	£4,700,892	£5,273,407	£5,844,988	£6,414,441	£6,983,894	£7,555,057	£8,693,963
£125	£1,187,605	£1,760,885	£2,335,895	£2,909,179	£3,482,463	£4,057,469	£4,630,753	£5,204,033	£5,775,719	£6,345,172	£6,914,625	£7,485,789	£8,624,694
£150	£1,112,864	£1,686,911	£2,262,689	£2,836,739	£3,410,790	£3,986,564	£4,560,615	£5,134,660	£5,706,450	£6,275,903	£6,845,356	£7,416,520	£8,555,425
£175	£1,038,124	£1,612,937	£2,189,483	£2,764,300	£3,339,117	£3,915,659	£4,490,476	£5,065,287	£5,637,181	£6,206,634	£6,776,087	£7,347,251	£8,486,156
£200	£963,383	£1,538,963	£2,116,278	£2,691,860	£3,267,443	£3,844,754	£4,420,337	£4,995,913	£5,567,912	£6,137,365	£6,706,818	£7,277,982	£8,416,887
£225	£888,643	£1,464,988	£2,043,072	£2,619,421	£3,195,770	£3,773,850	£4,350,199	£4,926,540	£5,498,643	£6,068,096	£6,637,549	£7,208,713	£8,347,618
£250	£813,902	£1,391,014	£1,969,866	£2,546,981	£3,124,096	£3,702,945	£4,280,060	£4,857,167	£5,429,374	£5,998,827	£6,568,281	£7,139,444	£8,278,349
£275	£739,162	£1,317,040	£1,896,660	£2,474,542	£3,052,423	£3,632,040	£4,209,921	£4,787,793	£5,360,105	£5,929,558	£6,499,012	£7,070,175	£8,209,080
£300	£664,422	£1,243,066	£1,823,454	£2,402,102	£2,980,750	£3,561,135	£4,139,783	£4,718,420	£5,290,836	£5,860,289	£6,429,743	£7,000,906	£8,139,811
£325	£589,681	£1,169,091	£1,750,249	£2,329,662	£2,909,076	£3,490,230	£4,069,644	£4,649,047	£5,221,567	£5,791,021	£6,360,474	£6,931,637	£8,070,542
£350	£514,941	£1,095,117	£1,677,043	£2,257,223	£2,837,403	£3,419,325	£3,999,505	£4,579,673	£5,152,298	£5,721,752	£6,291,205	£6,862,368	£8,001,273
£375	£440,200	£1,021,143	£1,603,837	£2,184,783	£2,765,730	£3,348,420	£3,929,366	£4,510,300	£5,083,029	£5,652,483	£6,221,936	£6,793,099	£7,932,004
£400	£365,460	£947,169	£1,530,631	£2,112,344	£2,694,056	£3,277,515	£3,859,228	£4,440,927	£5,013,760	£5,583,214	£6,152,667	£6,723,830	£7,862,735
£425	£290,719	£873,195	£1,457,426	£2,039,904	£2,622,383	£3,206,611	£3,789,089	£4,371,553	£4,944,492	£5,513,945	£6,083,398	£6,654,561	£7,793,466
£450	£215,979	£799,220	£1,384,220	£1,967,465	£2,550,709	£3,135,706	£3,718,950	£4,302,180	£4,875,223	£5,444,676	£6,014,129	£6,585,292	£7,724,197
£475	£141,238	£725,246	£1,311,014	£1,895,025	£2,479,036	£3,064,801	£3,648,812	£4,232,806	£4,805,954	£5,375,407	£5,944,860	£6,516,023	£7,654,928
£500	£66,498	£651,272	£1,237,808	£1,822,585	£2,407,363	£2,993,896	£3,578,673	£4,163,433	£4,736,685	£5,306,138	£5,875,591	£6,446,755	£7,585,659
							Residual Land Valu	e (£ per hectare)					
Indexed Rate £150.97	£1,391,485	£2,084,733	£2,780,055	£3,473,310	£4,166,557	£4,861,886	£5,555,134	£6,248,381	£6,943,710	£7,636,958	£8,330,205	£9,025,535	£10,412,029
£0	£1,900,722	£2,593,964	£3,289,298	£3,982,546	£4,675,793	£5,371,123	£6,064,370	£6,757,617	£7,452,947	£8,146,194	£8,839,442	£9,534,771	£10,921,265
£25	£1,809,733	£2,503,909	£3,200,178	£3,894,358	£4,588,539	£5,284,804	£5,978,984	£6,673,163	£7,368,619	£8,061,867	£8,755,114	£9,450,443	£10,836,938
£50	£1,718,745	£2,413,853	£3,111,058	£3,806,171	£4,501,284	£5,198,485	£5,893,598	£6,588,708	£7,284,292	£7,977,539	£8,670,787	£9,366,116	£10,752,610
£75	£1,627,756	£2,323,797	£3,021,938	£3,717,984	£4,414,030	£5,112,166	£5,808,211	£6,504,254	£7,199,964	£7,893,212	£8,586,459	£9,281,789	£10,668,283
£100	£1,536,768	£2,233,742	£2,932,818	£3,629,797	£4,326,775	£5,025,847	£5,722,825	£6,419,799	£7,115,637	£7,808,885	£8,502,132	£9,197,461	£10,583,955
£125	£1,445,780	£2,143,686	£2,843,698	£3,541,609	£4,239,521	£4,939,528	£5,637,439	£6,335,345	£7,031,310	£7,724,557	£8,417,805	£9,113,134	£10,499,628
£150	£1,354,791	£2,053,631	£2,754,578	£3,453,422	£4,152,266	£4,853,209	£5,552,053	£6,250,890	£6,946,982	£7,640,230	£8,333,477	£9,028,806	£10,415,300
£175	£1,263,803	£1,963,575	£2,665,458	£3,365,235	£4,065,011	£4,766,890	£5,466,666	£6,166,436	£6,862,655	£7,555,902	£8,249,150	£8,944,479	£10,330,973
£200	£1,172,815	£1,873,520	£2,576,338	£3,277,047	£3,977,757	£4,680,571	£5,381,280	£6,081,981	£6,778,328	£7,471,575	£8,164,822	£8,860,152	£10,246,645
£225	£1,081,826	£1,783,464	£2,487,218	£3,188,860	£3,890,502	£4,594,252	£5,295,894	£5,997,527	£6,694,000	£7,387,248	£8,080,495	£8,775,824	£10,162,318
£250	£990,838	£1,693,409	£2,398,098	£3,100,673	£3,803,248	£4,507,933	£5,210,508	£5,913,072	£6,609,673	£7,302,920	£7,996,168	£8,691,497	£10,077,990
£275	£899,849	£1,603,353	£2,308,978	£3,012,485	£3,715,993	£4,421,614	£5,125,121	£5,828,618	£6,525,345	£7,218,593	£7,911,840	£8,607,169	£9,993,663
£300	£808,861	£1,513,297	£2,219,858	£2,924,298	£3,628,739	£4,335,295	£5,039,735	£5,744,163	£6,441,018	£7,134,265	£7,827,513	£8,522,842	£9,909,336
£325	£717,873	£1,423,242	£2,130,738	£2,836,111	£3,541,484	£4,248,976	£4,954,349	£5,659,709	£6,356,691	£7,049,938	£7,743,185	£8,438,515	£9,825,008
£350	£626,884	£1,333,186	£2,041,617	£2,747,924	£3,454,230	£4,162,657	£4,868,963	£5,575,254	£6,272,363	£6,965,611	£7,658,858	£8,354,187	£9,740,681
£375	£535,896	£1,243,131	£1,952,497	£2,659,736	£3,366,975	£4,076,338	£4,783,577	£5,490,800	£6,188,036	£6,881,283	£7,574,531	£8,269,860	£9,656,353
£400	£444,908	£1,153,075	£1,863,377	£2,571,549	£3,279,721	£3,990,019	£4,698,190	£5,406,345	£6,103,708	£6,796,956	£7,490,203	£8,185,532	£9,572,026
£425	£353,919	£1,063,020	£1,774,257	£2,483,362	£3,192,466	£3,903,700	£4,612,804	£5,321,891	£6,019,381	£6,712,628	£7,405,876	£8,101,205	£9,487,698
£450	£262,931	£972,964	£1,685,137	£2,395,174	£3,105,211	£3,817,381	£4,527,418	£5,237,436	£5,935,054	£6,628,301	£7,321,549	£8,016,878	£9,403,371
£475	£171,942	£882,908	£1,596,017	£2,306,987	£3,017,957	£3,731,062	£4,442,032	£5,152,982	£5,850,726	£6,543,974	£7,237,221	£7,932,550	£9,319,043
£500	£80,954	£792,853	£1,506,897	£2,218,800	£2,930,702	£3,644,743	£4,356,645	£5,068,527	£5,766,399	£6,459,646	£7,152,894	£7,848,223	£9,234,716

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£3.000.000/ha)

EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values



BCIS UQ		Bath city - 3b												
40% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11	Value Level 12	Value Level 13	
CIL Test £ per sq. m.	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	£7,500	
							Residual Land Value	e (£)						
Indexed Rate £150.97	-£366,540	£246,836	£818,088	£1,387,541	£1,956,995	£2,528,152	£3,097,611	£3,667,064	£4,238,228	£4,807,681	£5,377,134	£5,948,298	£7,087,204	
£0	£90,766	£665,226	£1,236,389	£1,805,842	£2,375,291	£2,946,459	£3,515,912	£4,085,366	£4,656,529	£5,225,982	£5,795,435	£6,366,599	£7,505,505	
£25	£14,116	£589,280	£1,161,212	£1,731,431	£2,301,646	£2,873,582	£3,443,802	£4,014,021	£4,585,953	£5,156,173	£5,726,167	£6,297,330	£7,436,236	
£50	-£62,533	£513,334	£1,086,034	£1,657,020	£2,228,000	£2,800,706	£3,371,691	£3,942,677	£4,515,377	£5,086,363	£5,656,898	£6,228,061	£7,366,967	
£75	-£139,183	£437,388	£1,010,856	£1,582,608	£2,154,355	£2,727,829	£3,299,581	£3,871,333	£4,444,801	£5,016,553	£5,587,629	£6,158,792	£7,297,699	
£100	-£215,833	£361,441	£935,679	£1,508,197	£2,080,710	£2,654,952	£3,227,470	£3,799,988	£4,374,225	£4,946,744	£5,518,360	£6,089,523	£7,228,430	
£125	-£292,483	£285,495	£860,501	£1,433,785	£2,007,065	£2,582,075	£3,155,360	£3,728,644	£4,303,650	£4,876,934	£5,449,091	£6,020,254	£7,159,161	
£150	-£369,132	£209,549	£785,323	£1,359,374	£1,933,420	£2,509,199	£3,083,249	£3,657,299	£4,233,074	£4,807,124	£5,379,822	£5,950,985	£7,089,892	
£175	-£445,782	£133,603	£710,146	£1,284,962	£1,859,775	£2,436,322	£3,011,138	£3,585,955	£4,162,498	£4,737,315	£5,310,553	£5,881,716	£7,020,623	
£200	-£522,432	£57,657	£634,968	£1,210,551	£1,786,129	£2,363,445	£2,939,028	£3,514,611	£4,091,922	£4,667,505	£5,241,284	£5,812,447	£6,951,354	
£225	-£599,081	-£18,289	£559,791	£1,136,140	£1,712,484	£2,290,568	£2,866,917	£3,443,266	£4,021,346	£4,597,695	£5,172,015	£5,743,178	£6,882,085	
£250	-£675,731	-£94,235	£484,613	£1,061,728	£1,638,839	£2,217,692	£2,794,807	£3,371,922	£3,950,770	£4,527,886	£5,102,746	£5,673,909	£6,812,816	
£275	-£752,381	-£170,182	£409,435	£987,317	£1,565,194	£2,144,815	£2,722,696	£3,300,578	£3,880,194	£4,458,076	£5,033,478	£5,604,641	£6,743,547	
£300	-£829,031	-£246,128	£334,258	£912,905	£1,491,549	£2,071,938	£2,650,586	£3,229,233	£3,809,619	£4,388,266	£4,964,209	£5,535,372	£6,674,278	
£325	-£905,680	-£322,074	£259,080	£838,494	£1,417,904	£1,999,061	£2,578,475	£3,157,889	£3,739,043	£4,318,457	£4,894,940	£5,466,103	£6,605,009	
£350	-£982,330	-£398,020	£183,902	£764,082	£1,344,258	£1,926,185	£2,506,365	£3,086,545	£3,668,467	£4,248,647	£4,825,671	£5,396,834	£6,535,740	
£375	-£1,058,980	-£473,966	£108,725	£689,671	£1,270,613	£1,853,308	£2,434,254	£3,015,200	£3,597,891	£4,178,837	£4,756,402	£5,327,565	£6,466,471	
£400	-£1,135,630	-£549,912	£33,547	£615,260	£1,196,968	£1,780,431	£2,362,144	£2,943,856	£3,527,315	£4,109,028	£4,687,133	£5,258,296	£6,397,202	
£425	-£1,212,279	-£625,858	-£41,630	£540,848	£1,123,323	£1,707,554	£2,290,033	£2,872,512	£3,456,739	£4,039,218	£4,617,864	£5,189,027	£6,327,933	
£450	-£1,288,929	-£701,804	-£116,808	£466,437	£1,049,678	£1,634,678	£2,217,922	£2,801,167	£3,386,163	£3,969,408	£4,548,595	£5,119,758	£6,258,665	
£475	-£1,365,579	-£777,751	-£191,986	£392,025	£976,032	£1,561,801	£2,145,812	£2,729,823	£3,315,588	£3,899,599	£4,479,326	£5,050,489	£6,189,396	
£500	-£1,442,229	-£853,697	-£267,163	£317,614	£902,387	£1,488,924	£2,073,701	£2,658,479	£3,245,012	£3,829,789	£4,410,057	£4,981,220	£6,120,127	
							Residual Land Value	e (£ per hectare)						
Indexed Rate £150.97	-£446,223	£300,496	£995,933	£1,689,181	£2,382,428	£3,077,750	£3,771,005	£4,464,252	£5,159,582	£5,852,829	£6,546,076	£7,241,406	£8,627,901	
£0	£110,498	£809,840	£1,505,169	£2,198,417	£2,891,658	£3,586,994	£4,280,241	£4,973,489	£5,668,818	£6,362,065	£7,055,313	£7,750,642	£9,137,137	
£25	£17,185	£717,384	£1,413,649	£2,107,829	£2,802,003	£3,498,274	£4,192,454	£4,886,635	£5,582,899	£6,277,080	£6,970,985	£7,666,315	£9,052,809	
£50	-£76,127	£624,928	£1,322,128	£2,017,241	£2,712,348	£3,409,555	£4,104,668	£4,799,781	£5,496,981	£6,192,094	£6,886,658	£7,581,987	£8,968,482	
£75	-£169,440	£532,472	£1,230,608	£1,926,653	£2,622,693	£3,320,835	£4,016,881	£4,712,927	£5,411,063	£6,107,108	£6,802,331	£7,497,660	£8,884,155	
£100	-£262,753	£440,016	£1,139,087	£1,836,066	£2,533,038	£3,232,116	£3,929,094	£4,626,073	£5,325,144	£6,022,123	£6,718,003	£7,413,332	£8,799,827	
£125	-£356,066	£347,559	£1,047,567	£1,745,478	£2,443,383	£3,143,396	£3,841,307	£4,539,219	£5,239,226	£5,937,137	£6,633,676	£7,329,005	£8,715,500	
£150	-£449,378	£255,103	£956,046	£1,654,890	£2,353,728	£3,054,677	£3,753,521	£4,452,365	£5,153,307	£5,852,151	£6,549,349	£7,244,678	£8,631,173	
£175	-£542,691	£162,647	£864,525	£1,564,302	£2,264,073	£2,965,957	£3,665,734	£4,365,511	£5,067,389	£5,767,166	£6,465,021	£7,160,350	£8,546,845	
£200	-£636,004	£70,191	£773,005	£1,473,714	£2,174,418	£2,877,238	£3,577,947	£4,278,657	£4,981,470	£5,682,180	£6,380,694	£7,076,023	£8,462,518	
£225	-£729,317	-£22,265	£681,484	£1,383,126	£2,084,763	£2,788,518	£3,490,160	£4,191,803	£4,895,552	£5,597,194	£6,296,367	£6,991,695	£8,378,190	
£250	-£822,629	-£114,721	£589,964	£1,292,539	£1,995,108	£2,699,798	£3,402,374	£4,104,949	£4,809,633	£5,512,209	£6,212,039	£6,907,368	£8,293,863	
£275	-£915,942	-£207,177	£498,443	£1,201,951	£1,905,453	£2,611,079	£3,314,587	£4,018,095	£4,723,715	£5,427,223	£6,127,712	£6,823,041	£8,209,536	
£300	-£1,009,255	-£299,634	£406,922	£1,111,363	£1,815,798	£2,522,359	£3,226,800	£3,931,241	£4,637,797	£5,342,237	£6,043,384	£6,738,713	£8,125,208	
£325	-£1,102,567	-£392,090	£315,402	£1,020,775	£1,726,143	£2,433,640	£3,139,013	£3,844,387	£4,551,878	£5,257,251	£5,959,057	£6,654,386	£8,040,881	
£350	-£1,195,880	-£484,546	£223,881	£930,187	£1,636,488	£2,344,920	£3,051,227	£3,757,533	£4,465,960	£5,172,266	£5,874,730	£6,570,058	£7,956,553	
£375	-£1,289,193	-£577,002	£132,361	£839,599	£1,546,833	£2,256,201	£2,963,440	£3,670,679	£4,380,041	£5,087,280	£5,790,402	£6,485,731	£7,872,226	
£400	-£1,382,506	-£669,458	£40,840	£749,012	£1,457,178	£2,167,481	£2,875,653	£3,583,825	£4,294,123	£5,002,294	£5,706,075	£6,401,404	£7,787,899	
£425	-£1,475,818	-£761,914	-£50,681	£658,424	£1,367,523	£2,078,762	£2,787,866	£3,496,971	£4,208,204	£4,917,309	£5,621,748	£6,317,076	£7,703,571	
£450	-£1,569,131	-£854,371	-£142,201	£567,836	£1,277,868	£1,990,042	£2,700,079	£3,410,117	£4,122,286	£4,832,323	£5,537,420	£6,232,749	£7,619,244	
£475	-£1,662,444	-£946,827	-£233,722	£477,248	£1,188,213	£1,901,323	£2,612,293	£3,323,263	£4,036,368	£4,747,337	£5,453,093	£6,148,422	£7,534,916	
£500	-£1,755,757	-£1,039,283	-£325,242	£386,660	£1,098,558	£1,812,603	£2,524,506	£3,236,409	£3,950,449	£4,662,352	£5,368,766	£6,064,094	£7,450,589	

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£3.000.000/ha)

#### BLV Notes:

EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values



Bath and North East Somerset Council - Local Plan Viability Assessment (Stage 1 - Preliminary Report) - Appendix 2: Residential Indications: Table 2b: 50 Mixed PDL - Rest of District (AH tested as 75%SR / 25%SO)

Davida manuf Carania	50
Development Scenario	Mixed (Houses/ Flats)
Typical Site Type	PDL
Site Density (dph)*	70.00
Net Land Area (ha)	0.71
Gross Land Area (ha)	0.82

\*based on residential net developable area

BCIS MQ		Rest of District												
20% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11	Value Level 12	Value Level 13	
CIL Test £ per sq. m.	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	£7,500	
							Residual Land Valu	e (£)	<u>'</u>					
Indexed Rate £150.97	£2,295,934	£2,977,174	£3,660,455	£4,341,691	£5,022,927	£5,706,209	£6,387,444	£7,068,680	£7,751,962	£8,433,198	£9,114,433	£9,797,715	£11,160,186	
£0	£2,824,232	£3,505,468	£4,188,750	£4,869,986	£5,551,221	£6,234,503	£6,915,739	£7,596,975	£8,280,256	£8,961,492	£9,642,727	£10,326,009	£11,688,480	
£25	£2,731,016	£3,413,168	£4,097,369	£4,779,522	£5,461,674	£6,145,875	£6,828,028	£7,509,491	£8,192,773	£8,874,008	£9,555,244	£10,238,525	£11,600,997	
£50	£2,637,800	£3,320,869	£4,005,989	£4,689,058	£5,372,127	£6,057,248	£6,740,317	£7,422,008	£8,105,290	£8,786,525	£9,467,761	£10,151,042	£11,513,513	
£75	£2,544,584	£3,228,569	£3,914,609	£4,598,595	£5,282,580	£5,968,620	£6,652,605	£7,334,525	£8,017,806	£8,699,042	£9,380,277	£10,063,559	£11,426,030	
£100	£2,451,367	£3,136,270	£3,823,229	£4,508,131	£5,193,033	£5,879,992	£6,564,894	£7,247,041	£7,930,323	£8,611,558	£9,292,794	£9,976,075	£11,338,547	
£125	£2,358,151	£3,043,970	£3,731,848	£4,417,667	£5,103,486	£5,791,364	£6,477,183	£7,159,558	£7,842,840	£8,524,075	£9,205,311	£9,888,592	£11,251,063	
£150	£2,264,935	£2,951,670	£3,640,468	£4,327,204	£5,013,939	£5,702,737	£6,389,472	£7,072,075	£7,755,356	£8,436,592	£9,117,827	£9,801,109	£11,163,580	
£175	£2,171,719	£2,859,371	£3,549,088	£4,236,740	£4,924,392	£5,614,109	£6,301,761	£6,984,591	£7,667,873	£8,349,108	£9,030,344	£9,713,625	£11,076,097	
£200	£2,078,503	£2,767,071	£3,457,708	£4,146,276	£4,834,845	£5,525,481	£6,214,050	£6,897,108	£7,580,390	£8,261,625	£8,942,861	£9,626,142	£10,988,613	
£225	£1,985,286	£2,674,772	£3,366,327	£4,055,813	£4,745,298	£5,436,854	£6,126,339	£6,809,625	£7,492,906	£8,174,142	£8,855,377	£9,538,659	£10,901,130	
£250	£1,892,070	£2,582,472	£3,274,947	£3,965,349	£4,655,751	£5,348,226	£6,038,628	£6,722,141	£7,405,423	£8,086,658	£8,767,894	£9,451,175	£10,813,647	
£275	£1,798,854	£2,490,172	£3,183,567	£3,874,885	£4,566,204	£5,259,598	£5,950,917	£6,634,658	£7,317,939	£7,999,175	£8,680,411	£9,363,692	£10,726,163	
£300	£1,705,638	£2,397,873	£3,092,187	£3,784,422	£4,476,657	£5,170,970	£5,863,206	£6,547,175	£7,230,456	£7,911,692	£8,592,927	£9,276,209	£10,638,680	
£325	£1,612,422	£2,305,573	£3,000,806	£3,693,958	£4,387,110	£5,082,343	£5,775,494	£6,459,691	£7,142,973	£7,824,208	£8,505,444	£9,188,725	£10,551,197	
£350	£1,519,205	£2,213,274	£2,909,426	£3,603,494	£4,297,563	£4,993,715	£5,687,783	£6,372,208	£7,055,489	£7,736,725	£8,417,961	£9,101,242	£10,463,713	
£375	£1,425,989	£2,120,974	£2,818,046	£3,513,031	£4,208,016	£4,905,087	£5,600,072	£6,284,725	£6,968,006	£7,649,242	£8,330,477	£9,013,758	£10,376,230	
£400	£1,332,773	£2,028,674	£2,726,666	£3,422,567	£4,118,468	£4,816,460	£5,512,361	£6,197,241	£6,880,523	£7,561,758	£8,242,994	£8,926,275	£10,288,747	
£425	£1,239,557	£1,936,375	£2,635,285	£3,332,103	£4,028,921	£4,727,832	£5,424,650	£6,109,758	£6,793,039	£7,474,275	£8,155,511	£8,838,792	£10,201,263	
£450	£1,146,341	£1,844,075	£2,543,905	£3,241,640	£3,939,374	£4,639,204	£5,336,939	£6,022,275	£6,705,556	£7,386,792	£8,068,027	£8,751,308	£10,113,780	
£475	£1,053,124	£1,751,776	£2,452,525	£3,151,176	£3,849,827	£4,550,577	£5,249,228	£5,934,791	£6,618,073	£7,299,308	£7,980,544	£8,663,825	£10,026,297	
£500	£959,908	£1,659,476	£2,361,145	£3,060,712	£3,760,280	£4,461,949	£5,161,517	£5,847,308	£6,530,589	£7,211,825	£7,893,061	£8,576,342	£9,938,813	
							Residual Land Valu	e (£ per hectare)						
Indexed Rate £150.97	£2,795,050	£3,624,385	£4,456,206	£5,285,537	£6,114,868	£6,946,689	£7,776,019	£8,605,350	£9,437,171	£10,266,502	£11,095,832	£11,927,653	£13,586,313	
£0	£3,438,196	£4,267,526	£5,099,347	£5,928,678	£6,758,009	£7,589,830	£8,419,160	£9,248,491	£10,080,312	£10,909,642	£11,738,972	£12,570,793	£14,229,454	
£25	£3,324,715	£4,155,162	£4,988,102	£5,818,548	£6,648,995	£7,481,935	£8,312,382	£9,141,989	£9,973,810	£10,803,141	£11,632,471	£12,464,292	£14,122,952	
£50	£3,211,235	£4,042,797	£4,876,856	£5,708,419	£6,539,981	£7,374,040	£8,205,603	£9,035,488	£9,867,309	£10,696,639	£11,525,970	£12,357,790	£14,016,451	
£75	£3,097,754	£3,930,432	£4,765,611	£5,598,289	£6,430,967	£7,266,146	£8,098,824	£8,928,986	£9,760,808	£10,590,138	£11,419,468	£12,251,289	£13,909,949	
£100	£2,984,273	£3,818,067	£4,654,365	£5,488,159	£6,321,953	£7,158,251	£7,992,045	£8,822,485	£9,654,306	£10,483,636	£11,312,967	£12,144,787	£13,803,448	
£125	£2,870,793	£3,705,703	£4,543,120	£5,378,030	£6,212,940	£7,050,357	£7,885,267	£8,715,984	£9,547,805	£10,377,135	£11,206,465	£12,038,286	£13,696,947	
£150	£2,757,312	£3,593,338	£4,431,874	£5,267,900	£6,103,926	£6,942,462	£7,778,488	£8,609,482	£9,441,303	£10,270,634	£11,099,964	£11,931,784	£13,590,445	
£175	£2,643,832	£3,480,973	£4,320,629	£5,157,770	£5,994,912	£6,834,568	£7,671,709	£8,502,981	£9,334,802	£10,164,132	£10,993,462	£11,825,283	£13,483,944	
£200	£2,530,351	£3,368,608	£4,209,383	£5,047,641	£5,885,898	£6,726,673	£7,564,930	£8,396,479	£9,228,300	£10,057,631	£10,886,961	£11,718,781	£13,377,442	
£225	£2,416,870	£3,256,244	£4,098,138	£4,937,511	£5,776,884	£6,618,778	£7,458,152	£8,289,978	£9,121,799	£9,951,129	£10,780,459	£11,612,280	£13,270,941	
£250	£2,303,390	£3,143,879	£3,986,892	£4,827,381	£5,667,871	£6,510,884	£7,351,373	£8,183,476	£9,015,297	£9,844,628	£10,673,958	£11,505,779	£13,164,439	
£275	£2,189,909	£3,031,514	£3,875,647	£4,717,252	£5,558,857	£6,402,989	£7,244,594	£8,076,975	£8,908,796	£9,738,126	£10,567,457	£11,399,277	£13,057,938	
£300	£2,076,429	£2,919,150	£3,764,401	£4,607,122	£5,449,843	£6,295,095	£7,137,815	£7,970,473	£8,802,294	£9,631,625	£10,460,955	£11,292,776	£12,951,436	
£325	£1,962,948	£2,806,785	£3,653,156	£4,496,992	£5,340,829	£6,187,200	£7,031,037	£7,863,972	£8,695,793	£9,525,123	£10,354,454	£11,186,274	£12,844,935	
£350	£1,849,467	£2,694,420	£3,541,910	£4,386,863	£5,231,815	£6,079,305	£6,924,258	£7,757,470	£8,589,292	£9,418,622	£10,247,952	£11,079,773	£12,738,434	
£375	£1,735,987	£2,582,055	£3,430,665	£4,276,733	£5,122,801	£5,971,411	£6,817,479	£7,650,969	£8,482,790	£9,312,120	£10,141,451	£10,973,271	£12,631,932	
£400	£1,622,506	£2,469,691	£3,319,419	£4,166,603	£5,013,788	£5,863,516	£6,710,700	£7,544,468	£8,376,289	£9,205,619	£10,034,949	£10,866,770	£12,525,431	
£425	£1,509,026	£2,357,326	£3,208,174	£4,056,474	£4,904,774	£5,755,622	£6,603,922	£7,437,966	£8,269,787	£9,099,118	£9,928,448	£10,760,268	£12,418,929	
£450	£1,395,545	£2,244,961	£3,096,928	£3,946,344	£4,795,760	£5,647,727	£6,497,143	£7,331,465	£8,163,286	£8,992,616	£9,821,946	£10,653,767	£12,312,428	
£475	£1,282,065	£2,132,596	£2,985,682	£3,836,214	£4,686,746	£5,539,832	£6,390,364	£7,224,963	£8,056,784	£8,886,115	£9,715,445	£10,547,265	£12,205,926	
£500	£1,168,584	£2,020,232	£2,874,437	£3,726,085	£4,577,732	£5,431,938	£6,283,585	£7,118,462	£7,950,283	£8,779,613	£9,608,943	£10,440,764	£12,099,425	

# Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£3,000,000/ha)

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EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values



BCIS MQ	Rest of District													
30% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11	Value Level 12	Value Level 13	
CIL Test £ per sq. m.	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	£7,500	
OIL TOOK & por oq. III.							Residual Land Valu	e (£)						
Indexed Rate £150.97	£1,866,432	£2,478,649	£3,092,705	£3,704,922	£4,317,139	£4,931,194	£5,543,412	£6,155,629	£6,769,684	£7,381,901	£7,994,119	£8,608,174	£9,832,608	
£0	£2.328.683	£2.940.907	£3,554,962	£4,167,179	£4,779,396	£5.393.452	£6.005.669	£6.617.886	£7.231.942	£7.844.159	£8.456.376	£9.070.431	£10,294,865	
£25	£2,246,912	£2,859,960	£3,474,842	£4,087,883	£4,700,923	£5,315,805	£5,928,846	£6,541,338	£7,155,394	£7,044,139 £7,767.611	£8,379,828	£8,993,883	£10,294,803	
£50	£2,165,142	£2,779,013	£3.394.721	£4.008.586	£4,622,450	£5,238,158	£5,852,023	£6,464,790	£7,078,846	£7,691,063	£8,303,280	£8,917,335	£10,210,317	
£75	£2,083,371	£2,698,066	£3,314.601	£3.929.289	£4.543.977	£5,160,512	£5,775,200	£6,388,243	£7,078,848 £7.002.298	£7,091,003 £7.614.515	£8,226,732	£8.840.788	£10,141,709 £10.065,221	
£100	£2,003,371	£2,698,000 £2,617,120	£3,234,480	£3,849,992	£4,345,577 £4,465,504	£5,082,865	£5,698,377	£6,300,243 £6,311,695	£6,925,750	£7,537,967	£8,150,184	£8,764,240	£9,988,673	
£100	£1,919,831	£2,536,173	£3,154,360	£3,770,695	£4,387,031	£5,005,218	£5,621,554	£6,235,147	£6,849,202	£7,461,419	£8,073,636	£8,687,692	£9,966,073 £9,912,125	
£125 £150	£1,838,060	£2,536,173 £2,455,226	£3,154,360 £3.074.239	£3,770,695 £3,691,399	£4,387,031 £4,308,558	£3,005,218 £4,927,571	£5,621,554 £5,544,731	£6,235,147 £6.158.599	£6,849,202 £6.772.654	£7,461,419 £7.384.872	£8,073,636 £7.997.088	£8,687,692 £8.611.144	£9,912,125 £9.835.578	
£175	£1,838,060 £1,756,290	£2,455,226 £2.374.280	£3,074,239 £2.994.119	£3,691,399 £3.612.102	£4,308,558 £4,230,085	£4,927,571 £4,849,924	£5,544,731 £5.467.907	£6,158,599 £6,082,051	£6,772,654 £6,696,106	£7,384,872 £7.308.324	£7,997,088 £7,920,541	£8,511,144 £8,534,596	£9,835,578 £9,759.030	
£175 £200	£1,756,290 £1,674,520	£2,374,280 £2,293,333	£2,994,119 £2,913,998	£3,612,102 £3,532,805	£4,230,085 £4,151,612	£4,849,924 £4,772,277	£5,467,907 £5,391,084			77-			,,	
£200 £225	£1,674,520 £1,592,749	£2,293,333 £2,212,386	£2,913,998 £2,833,878	£3,532,805 £3,453,508	£4,151,612 £4.073.139	£4,772,277 £4,694,631	£5,391,084 £5,314,261	£6,005,503 £5,928,955	£6,619,559 £6,543,011	£7,231,776 £7,155,228	£7,843,993 £7,767,445	£8,458,048 £8,381,500	£9,682,482 £9,605,934	
£250														
	£1,510,979	£2,131,439	£2,753,757	£3,374,212	£3,994,666	£4,616,984	£5,237,438	£5,852,407	£6,466,463	£7,078,680	£7,690,897	£8,304,952	£9,529,386	
£275	£1,429,209	£2,050,493	£2,673,637	£3,294,915	£3,916,193	£4,539,337	£5,160,615	£5,775,859	£6,389,915	£7,002,132	£7,614,349	£8,228,404	£9,452,838	
£300	£1,347,438	£1,969,546	£2,593,516	£3,215,618	£3,837,720	£4,461,690	£5,083,792	£5,699,311	£6,313,367	£6,925,584	£7,537,801	£8,151,856	£9,376,290	
£325	£1,265,668	£1,888,599	£2,513,396	£3,136,321	£3,759,247	£4,384,043	£5,006,969	£5,622,763	£6,236,819	£6,849,036	£7,461,253	£8,075,308	£9,299,742	
£350	£1,183,897	£1,807,653	£2,433,275	£3,057,024	£3,680,774	£4,306,396	£4,930,146	£5,546,215	£6,160,271	£6,772,488	£7,384,705	£7,998,760	£9,223,194	
£375	£1,102,127	£1,726,706	£2,353,155	£2,977,728	£3,602,301	£4,228,750	£4,853,323	£5,469,667	£6,083,723	£6,695,940	£7,308,157	£7,922,212	£9,146,646	
£400	£1,020,357	£1,645,759	£2,273,034	£2,898,431	£3,523,828	£4,151,103	£4,776,500	£5,393,120	£6,007,175	£6,619,392	£7,231,609	£7,845,664	£9,070,098	
£425	£938,586	£1,564,812	£2,192,914	£2,819,134	£3,445,355	£4,073,456	£4,699,677	£5,316,572	£5,930,627	£6,542,844	£7,155,061	£7,769,116	£8,993,551	
£450	£856,816	£1,483,866	£2,112,793	£2,739,837	£3,366,882	£3,995,809	£4,622,853	£5,240,024	£5,854,079	£6,466,296	£7,078,513	£7,692,568	£8,917,003	
£475	£775,046	£1,402,919	£2,032,673	£2,660,541	£3,288,409	£3,918,162	£4,546,030	£5,163,476	£5,777,531	£6,389,749	£7,001,965	£7,616,020	£8,840,455	
£500	£693,275	£1,321,972	£1,952,552	£2,581,244	£3,209,936	£3,840,515	£4,469,207	£5,086,928	£5,700,983	£6,313,201	£6,925,418	£7,539,472	£8,763,907	
							Residual Land Valu	e (£ per hectare)						
Indexed Rate £150.97	£2,272,178	£3,017,486	£3,765,032	£4,510,339	£5,255,647	£6,003,193	£6,748,501	£7,493,809	£8,241,355	£8,986,663	£9,731,970	£10,479,516	£11,970,131	
£0	£2,834,918	£3.580.234	£4,327,780	£5,073,088	£5,818,396	£6,565,942	£7,311,249	£8,056,557	£8,804,103	£9,549,411	£10,294,719	£11,042,264	£12,532,879	
£25	£2,735,371	£3,481,690	£4,230,242	£4,976,553	£5,722,863	£6,471,415	£7,217,726	£7,963,368	£8,710,914	£9.456.222	£10,201,530	£10.949.075	£12,439,690	
£50	£2,635,825	£3,383,146	£4.132.704	£4.880.017	£5,627,331	£6,376,888	£7,124,202	£7,870,180	£8,617,726	£9,363,033	£10,108,341	£10.855.887	£12,346,502	
£75	£2,536,278	£3.284.603	£4,035,166	£4.783.482	£5,531,798	£6,282,362	£7,030,678	£7,776,991	£8,524,537	£9,269,845	£10.015,152	£10.762.698	£12,253,313	
£100	£2,436,732	£3,186,059	£3,937,628	£4,686,947	£5,436,266	£6,187,835	£6,937,154	£7,683,802	£8,431,348	£9,176,656	£9,921,963	£10,669,509	£12,160,124	
£125	£2,337,185	£3,087,515	£3,840,090	£4,590,412	£5,340,734	£6,093,309	£6,843,631	£7,590,613	£8,338,159	£9,083,467	£9,828,775	£10,576,320	£12,066,935	
£150	£2,237,639	£2,988,971	£3.742.552	£4,493,877	£5,245,201	£5,998,782	£6,750,107	£7,497,425	£8,244,971	£8,990,278	£9.735.586	£10,483,131	£11,973,747	
£175	£2,138,092	£2,890,427	£3,645,014	£4,397,341	£5,149,669	£5,904,256	£6,656,583	£7,404,236	£8.151.782	£8.897.090	£9.642.397	£10.389.943	£11,880,558	
£200	£2,038,546	£2,791,883	£3,547,476	£4,300,806	£5,054,136	£5,809,729	£6,563,059	£7,311,047	£8,058,593	£8,803,901	£9,549,208	£10,296,754	£11,787,369	
£225	£1,938,999	£2,693,340	£3,449,938	£4,204,271	£4,958,604	£5,715,202	£6,469,535	£7,217,858	£7,965,404	£8.710.712	£9,456,020	£10,203,565	£11,694,180	
£250	£1,839,453	£2,594,796	£3,352,400	£4,204,271 £4,107,736	£4,863,072	£5,715,202 £5,620,676	£6,376,012	£7,217,656 £7,124,669	£7,872,215	£8,617,523	£9,456,020 £9,362,831	£10,110,376	£11,600,992	
£275	£1,739,906	£2,496,252	£3,254,862	£4,011,201	£4,767,539	£5,526,149	£6,282,488	£7,031,481	£7,779,027	£8,524,334	£9,269,642	£10,017,187	£11,507,803	
£300	£1,640,360	£2,496,252 £2,397,708	£3,254,662 £3,157,324	£3,914,665	£4,767,539 £4,672,007	£5,326,149 £5,431.623	£6,262,466 £6.188.964	£6.938.292	£7,775,027 £7,685,838	£8,431,146	£9,269,642 £9,176,453	£9.923.999	£11,414,614	
£325	£1,540,813	£2,397,708 £2,299,164	£3,157,324 £3,059,786	£3,818,130	£4,672,007 £4,576,475	£5,431,623 £5,337,096	£6,100,964 £6,095,440	£6,936,292 £6.845.103	£7,592,649	£8,337,957	£9,176,453 £9,083,265	£9,823,999 £9,830,810	£11,414,614 £11,321,425	
£325	£1,441,266	£2,299,164 £2,200,621	£2,962,248	£3,721,595	£4,480,942	£5,337,096 £5,242,570	£6,095,440 £6,001,917	£6,751,914	£7,499,460	£8,244,768	£8,990,076	£9,737,621	£11,321,425 £11,228,237	
£375	£1,341,720	£2,200,621 £2,102,077	£2,864,710	£3,625,060	£4,460,942 £4,385,410	£5,242,570 £5,148,043	£5,908,393	£6,751,914 £6,658,726	£7,499,460 £7,406,272	£8,151,579	£8,896,887	£9,737,621 £9,644,432	£11,220,237 £11,135,048	
£375 £400	£1,341,720 £1,242,173	£2,102,077 £2.003.533	£2,864,710 £2,767,172	£3,625,060 £3.528.525	£4,385,410 £4.289.877	£5,148,043 £5.053.516	£5,908,393 £5,814,869	£6,555,725 £6,565,537	£7,406,272 £7,313.083	£8,151,579 £8.058.391	£8,896,887 £8,803,698	£9,544,432 £9,551,243	£11,135,048 £11.041.859	
£400 £425		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, . ,	~~,,	,,.	,,		,,	,,	,,	,,		,. ,	
£425 £450	£1,142,627	£1,904,989	£2,669,634	£3,431,989	£4,194,345	£4,958,990	£5,721,345	£6,472,348	£7,219,894	£7,965,202	£8,710,509	£9,458,055	£10,948,670	
	£1,043,080	£1,806,445	£2,572,096	£3,335,454	£4,098,813	£4,864,463	£5,627,822	£6,379,159	£7,126,705	£7,872,013	£8,617,321	£9,364,866	£10,855,481	
£475	£943,534	£1,707,901	£2,474,558	£3,238,919	£4,003,280	£4,769,937	£5,534,298	£6,285,971	£7,033,516	£7,778,824	£8,524,132	£9,271,677	£10,762,293	
£500	£843,987	£1,609,358	£2,377,020	£3,142,384	£3,907,748	£4,675,410	£5,440,774	£6,192,782	£6,940,328	£7,685,635	£8,430,943	£9,178,488	£10,669,104	

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£3,000,000/ha)

EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values



BCIS MQ							Rest of Dis	strict					
40% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11	Value Level 12	Value Level 13
CIL Test £ per sq. m.	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	£7,500
							Residual Land Valu	e (£)					
Indexed Rate £150.97	£1,436,926	£1,980,121	£2,524,954	£3,068,152	£3,611,351	£4,156,180	£4,699,379	£5,242,577	£5,787,407	£6,330,605	£6,873,804	£7,418,633	£8,505,030
£0	£1,833,145	£2,376,345	£2,921,175	£3,464,373	£4,007,572	£4,552,401	£5,095,600	£5,638,798	£6,183,628	£6,726,826	£7,270,024	£7,814,854	£8,901,250
£25	£1,762,821	£2,306,751	£2,852,314	£3,396,243	£3,940,173	£4,485,735	£5,029,664	£5,573,185	£6,118,015	£6,661,214	£7,204,412	£7,749,241	£8,835,638
£50	£1,692,496	£2,237,157	£2,783,453	£3,328,113	£3,872,773	£4,419,069	£4,963,729	£5,507,573	£6,052,403	£6,595,601	£7,138,799	£7,683,629	£8,770,025
£75	£1,622,171	£2,167,564	£2,714,592	£3,259,983	£3,805,374	£4,352,403	£4,897,794	£5,441,960	£5,986,790	£6,529,989	£7,073,187	£7,618,016	£8,704,413
£100	£1,551,847	£2,097,970	£2,645,732	£3,191,854	£3,737,975	£4,285,737	£4,831,859	£5,376,348	£5,921,178	£6,464,376	£7,007,574	£7,552,404	£8,638,800
£125	£1,481,522	£2,028,376	£2,576,871	£3,123,724	£3,670,576	£4,219,071	£4,765,924	£5,310,735	£5,855,565	£6,398,763	£6,941,962	£7,486,791	£8,573,188
£150	£1,411,197	£1,958,782	£2,508,010	£3,055,594	£3,603,177	£4,152,405	£4,699,989	£5,245,123	£5,789,953	£6,333,151	£6,876,349	£7,421,179	£8,507,575
£175	£1,340,873	£1,889,188	£2,439,149	£2,987,464	£3,535,778	£4,085,739	£4,634,054	£5,179,510	£5,724,340	£6,267,538	£6,810,737	£7,355,566	£8,441,963
£200	£1,270,548	£1,819,594	£2,370,289	£2,919,334	£3,468,379	£4,019,073	£4,568,119	£5,113,898	£5,658,728	£6,201,926	£6,745,124	£7,289,954	£8,376,350
£225	£1,200,223	£1,750,001	£2,301,428	£2,851,204	£3,400,980	£3,952,408	£4,502,184	£5,048,285	£5,593,115	£6,136,313	£6,679,512	£7,224,341	£8,310,738
£250	£1,129,899	£1,680,407	£2,232,567	£2,783,074	£3,333,581	£3,885,742	£4,436,249	£4,982,673	£5,527,503	£6,070,701	£6,613,899	£7,158,729	£8,245,125
£275	£1,059,574	£1,610,813	£2,163,706	£2,714,944	£3,266,182	£3,819,076	£4,370,314	£4,917,060	£5,461,890	£6,005,088	£6,548,287	£7,093,116	£8,179,513
£300	£989,249	£1,541,219	£2,094,846	£2,646,814	£3,198,783	£3,752,410	£4,304,378	£4,851,448	£5,396,278	£5,939,476	£6,482,674	£7,027,503	£8,113,900
£325	£918,925	£1,471,625	£2,025,985	£2,578,684	£3,131,384	£3,685,744	£4,238,443	£4,785,835	£5,330,665	£5,873,863	£6,417,062	£6,961,891	£8,048,288
£350	£848,600	£1,402,031	£1,957,124	£2,510,555	£3,063,985	£3,619,078	£4,172,508	£4,720,223	£5,265,053	£5,808,251	£6,351,449	£6,896,278	£7,982,675
£375	£778,275	£1,332,438	£1,888,263	£2,442,425	£2,996,586	£3,552,412	£4,106,573	£4,654,610	£5,199,440	£5,742,638	£6,285,837	£6,830,666	£7,917,063
£400	£707,951	£1,262,844	£1,819,402	£2,374,295	£2,929,187	£3,485,746	£4,040,638	£4,588,998	£5,133,828	£5,677,026	£6,220,224	£6,765,053	£7,851,450
£425	£637,626	£1,193,250	£1,750,542	£2,306,165	£2,861,788	£3,419,080	£3,974,703	£4,523,385	£5,068,215	£5,611,413	£6,154,612	£6,699,441	£7,785,838
£450	£567,301	£1,123,656	£1,681,681	£2,238,035	£2,794,389	£3,352,414	£3,908,768	£4,457,773	£5,002,603	£5,545,801	£6,088,999	£6,633,828	£7,720,225
£475	£496,977	£1,054,062	£1,612,820	£2,169,905	£2,726,990	£3,285,748	£3,842,833	£4,392,160	£4,936,990	£5,480,188	£6,023,387	£6,568,216	£7,654,613
£500	£426,652	£984,469	£1,543,959	£2,101,775	£2,659,591	£3,219,082	£3,776,898	£4,326,548	£4,871,378	£5,414,576	£5,957,774	£6,502,603	£7,589,000
			<u> </u>				Residual Land Valu	e (£ per hectare)					
Indexed Rate £150.97	£1,749,301	£2,410,582	£3,073,857	£3,735,142	£4,396,427	£5,059,698	£5,720,983	£6,382,268	£7,045,539	£7,706,824	£8,368,109	£9,031,380	£10,353,949
£0	£2,231,655	£2,892,942	£3,556,213	£4,217,498	£4,878,783	£5,542,054	£6,203,339	£6,864,624	£7,527,894	£8,189,180	£8,850,465	£9,513,735	£10,836,305
£25	£2,146,043	£2,808,219	£3,472,382	£4,134,557	£4,796,732	£5,460,895	£6,123,070	£6,784,748	£7,448,018	£8,109,303	£8,770,588	£9,433,859	£10,756,429
£50	£2,060,430	£2,723,496	£3,388,552	£4,051,616	£4,714,681	£5,379,736	£6,042,801	£6,704,871	£7,368,142	£8,029,427	£8,690,712	£9,353,983	£10,676,553
£75	£1,974,817	£2,638,773	£3,304,721	£3,968,676	£4,632,630	£5,298,578	£5,962,532	£6,624,995	£7,288,266	£7,949,551	£8,610,836	£9,274,107	£10,596,677
£100	£1,889,205	£2,554,050	£3,220,891	£3,885,735	£4,550,579	£5,217,419	£5,882,263	£6,545,119	£7,208,390	£7,869,675	£8,530,960	£9,194,231	£10,516,800
£125	£1,803,592	£2,469,327	£3,137,060	£3,802,794	£4,468,528	£5,136,261	£5,801,995	£6,465,243	£7,128,514	£7,789,799	£8,451,084	£9,114,355	£10,436,924
£150	£1,717,979	£2,384,604	£3,053,230	£3,719,853	£4,386,477	£5,055,102	£5,721,726	£6,385,367	£7,048,638	£7,709,923	£8,371,208	£9,034,478	£10,357,048
£175	£1,632,367	£2,299,881	£2,969,399	£3,636,913	£4,304,426	£4,973,944	£5,641,457	£6,305,491	£6,968,762	£7,630,047	£8,291,332	£8,954,602	£10,277,172
£200	£1,546,754	£2,215,158	£2,885,569	£3,553,972	£4,222,375	£4,892,785	£5,561,188	£6,225,615	£6,888,886	£7,550,171	£8,211,456	£8,874,726	£10,197,296
£225	£1,461,141	£2,130,436	£2,801,738	£3,471,031	£4,140,324	£4,811,627	£5,480,919	£6,145,739	£6,809,010	£7,470,295	£8,131,580	£8,794,850	£10,117,420
£250	£1,375,529	£2,045,713	£2,717,908	£3,388,090	£4,058,273	£4,730,468	£5,400,651	£6,065,863	£6,729,134	£7,390,419	£8,051,704	£8,714,974	£10,037,544
£275	£1,289,916	£1,960,990	£2,634,077	£3,305,150	£3,976,222	£4,649,309	£5,320,382	£5,985,987	£6,649,257	£7,310,542	£7,971,827	£8,635,098	£9,957,668
£300	£1,204,303	£1,876,267	£2,550,247	£3,222,209	£3,894,171	£4,568,151	£5,240,113	£5,906,111	£6,569,381	£7,230,666	£7,891,951	£8,555,222	£9,877,792
£325	£1,118,691	£1,791,544	£2,466,416	£3,139,268	£3,812,120	£4,486,992	£5,159,844	£5,826,234	£6,489,505	£7,150,790	£7,812,075	£8,475,345	£9,797,916
£350	£1,033,078	£1,706,821	£2,382,586	£3,056,327	£3,730,069	£4,405,834	£5,079,575	£5,746,358	£6,409,629	£7,070,914	£7,732,199	£8,395,469	£9,718,040
£375	£947,466	£1,622,098	£2,298,755	£2,973,387	£3,648,018	£4,324,675	£4,999,307	£5,666,482	£6,329,753	£6,991,038	£7,652,323	£8,315,593	£9,638,163
£400	£861,853	£1,537,375	£2,214,925	£2,890,446	£3,565,967	£4,243,517	£4,919,038	£5,586,606	£6,249,877	£6,911,162	£7,572,447	£8,235,717	£9,558,287
£425	£776,240	£1,452,652	£2,131,094	£2,807,505	£3,483,916	£4,162,358	£4,838,769	£5,506,730	£6,170,001	£6,831,286	£7,492,571	£8,155,841	£9,478,411
£450	£690,628	£1,367,929	£2,047,264	£2,724,564	£3,401,865	£4,081,199	£4,758,500	£5,426,854	£6,090,125	£6,751,410	£7,412,695	£8,075,965	£9,398,535
£475	£605,015	£1,283,206	£1,963,433	£2,641,624	£3,319,814	£4,000,041	£4,678,231	£5,346,978	£6,010,249	£6,671,534	£7,332,819	£7,996,089	£9,318,659
£500	£519,402	£1,198,483	£1,879,603	£2,558,683	£3,237,763	£3,918,882	£4,597,962	£5,267,102	£5,930,373	£6,591,658	£7,252,943	£7,916,212	£9,238,783

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£3,000,000/ha)

#### BLV Notes:

EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values



# Bath and North East Somerset Counil - Local Plan Viability Assessment (Stage 1 - Preliminary Report) - Appendix 2: Residential Indications: Table 2c: 50 Mixed Greenfield - Rest of District (AH tested as 75%SR / 25%SO)

Davidanmant Caspania	50
Development Scenario	Mixed (Houses/ Flats)
Typical Site Type	Greenfield
Site Density (dph)*	50.00
Net Land Area (ha)	1.00
Gross Land Area (ha)	1.15

\*based on residential net developable area

BCIS MQ							Rest of Dis	strict					
30% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11	Value Level 12	Value Level 13
CIL Test £ per sq. m.	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	£7,500
							Residual Land Value	e (£)					
Indexed Rate £150.97	£1,425,035	£2,037,251	£2,651,308	£3,263,525	£3,875,742	£4,489,798	£5,102,015	£5,714,232	£6,328,288	£6,940,505	£7,552,722	£8,166,778	£9,391,212
£0	£1,887,293	£2,499,510	£3,113,566	£3,725,783	£4,338,000	£4,952,056	£5,564,273	£6,176,490	£6,790,545	£7,402,763	£8,014,980	£8,629,035	£9,853,469
£25	£1,804,928	£2,417,970	£3,032,851	£3,645,892	£4,258,933	£4,873,815	£5,486,856	£6,099,858	£6,713,998	£7,326,215	£7,938,432	£8,552,487	£9,776,921
£50	£1,722,564	£2,336,429	£2,952,137	£3,566,002	£4,179,866	£4,795,574	£5,409,439	£6,023,227	£6,637,450	£7,249,667	£7,861,884	£8,475,939	£9,700,373
£75	£1,640,200	£2,254,888	£2,871,423	£3,486,111	£4,100,799	£4,717,333	£5,332,022	£5,946,596	£6,560,902	£7,173,119	£7,785,336	£8,399,391	£9,623,825
£100	£1,557,835	£2,173,348	£2,790,708	£3,406,220	£4,021,732	£4,639,093	£5,254,605	£5,869,964	£6,484,354	£7,096,571	£7,708,788	£8,322,844	£9,547,277
£125	£1,475,471	£2,091,807	£2,709,994	£3,326,330	£3,942,665	£4,560,852	£5,177,188	£5,793,333	£6,407,806	£7,020,023	£7,632,240	£8,246,296	£9,470,729
£150	£1,393,107	£2,010,266	£2,629,279	£3,246,439	£3,863,598	£4,482,611	£5,099,771	£5,716,702	£6,331,258	£6,943,475	£7,555,692	£8,169,748	£9,394,181
£175 £200	£1,310,742	£1,928,726	£2,548,565	£3,166,548	£3,784,531	£4,404,371	£5,022,354	£5,640,070	£6,254,710	£6,866,927	£7,479,144	£8,093,200	£9,317,633
£200 £225	£1,228,378 £1,146,014	£1,847,185	£2,467,851	£3,086,658 £3,006,767	£3,705,465 £3,626,398	£4,326,130	£4,944,937	£5,563,439	£6,178,162	£6,790,379	£7,402,596	£8,016,652	£9,241,085
£225 £250	£1,146,014 £1,063,649	£1,765,645 £1,684,104	£2,387,136 £2,306,422	£3,006,767 £2,926,876	£3,626,398 £3,547,331	£4,247,889 £4,169,648	£4,867,520 £4,790,103	£5,486,807 £5,410,176	£6,101,614 £6,025,066	£6,713,831 £6,637,283	£7,326,048 £7,249,500	£7,940,104 £7,863,556	£9,164,537 £9,087,989
£275	£1,003,049 £981,285	£1,602,563	£2,300,422 £2,225,707	£2,846,985	£3,468,264	£4,109,048 £4,091,408	£4,790,103 £4,712,686	£5,410,176 £5,333,545	£5,948,518	£6,560,735	£7,249,500 £7,172,953	£7,787,008	£9,067,969 £9,011,441
£300	£898,921	£1,521,023	£2,144,993	£2,767.095	£3,400,204 £3.389.197	£4,013,167	£4,635,269	£5,355,545 £5,256,913	£5,946,516 £5,871,970	£6,484,188	£7,172,933 £7,096,405	£7,710,460	£8,934,893
£325	£816,556	£1,439,482	£2,064,279	£2,687,204	£3,309,197	£3,934,926	£4,557,852	£5,230,913 £5,180,282	£5,795,422	£6,407,640	£7,090,405 £7,019,857	£7,710,460 £7,633,912	£8,858,345
£350	£734,192	£1,357,942	£1,983,564	£2,607,313	£3,231,063	£3,856,685	£4,480,435	£5,103,651	£5,718,875	£6,331,092	£6,943,309	£7,557,364	£8,781,797
£375	£651,828	£1,276,401	£1,902,850	£2,527,423	£3,151,996	£3,778,445	£4,403,018	£5,027,019	£5.642.327	£6,254,544	£6,866,761	£7,480,816	£8,705,249
£400	£569,463	£1,194,860	£1,822,135	£2,447,532	£3,072,929	£3,700,204	£4,325,601	£4,950,388	£5,565,779	£6,177,996	£6,790,213	£7,404,268	£8,628,701
£425	£487.099	£1,113,320	£1,741,421	£2,367,641	£2,993,862	£3,621,963	£4,248,184	£4,873,756	£5,489,231	£6,101,448	£6,713,665	£7,327,721	£8,552,153
£450	£404,735	£1,031,779	£1,660,706	£2,287,751	£2,914,795	£3,543,722	£4,170,767	£4,797,125	£5,412,683	£6,024,900	£6,637,117	£7,251,173	£8,475,605
£475	£322,370	£950,239	£1,579,992	£2,207,860	£2,835,728	£3,465,482	£4,093,350	£4,720,494	£5,336,135	£5,948,352	£6,560,569	£7,174,625	£8,399,057
£500	£240,006	£868,698	£1,499,278	£2,127,969	£2,756,661	£3,387,241	£4,015,933	£4,643,862	£5,259,587	£5,871,804	£6,484,021	£7,098,077	£8,322,509
							Residual Land Value	e (£ per hectare)					
Indexed Rate £150.97	£1,239,161	£1,771,523	£2,305,485	£2,837,848	£3,370,211	£3,904,172	£4,436,535	£4,968,898	£5,502,859	£6,035,222	£6,567,584	£7,101,546	£8,166,271
£0	£1,641,124	£2,173,487	£2,707,448	£3,239,811	£3,772,174	£4,306,135	£4,838,498	£5,370,861	£5,904,822	£6,437,185	£6,969,548	£7,503,509	£8,568,234
£25	£1,569,503	£2,102,582	£2,637,262	£3,170,341	£3,703,420	£4,238,100	£4,771,179	£5,304,225	£5,838,259	£6.370.621	£6.902.984	£7,436,946	£8,501,670
£50	£1,497,882	£2,031,677	£2,567,076	£3,100,871	£3,634,666	£4,170,064	£4,703,860	£5,237,589	£5,771,695	£6,304,058	£6,836,421	£7,370,382	£8,435,107
£75	£1,426,261	£1,960,772	£2,496,889	£3,031,401	£3,565,912	£4,102,029	£4,636,541	£5,170,953	£5,705,132	£6,237,495	£6,769,857	£7,303,819	£8,368,544
£100	£1,354,640	£1,889,868	£2,426,703	£2.961.931	£3,497,158	£4.033.994	£4,569,222	£5,174,333	£5,638,569	£6.170.931	£6.703.294	£7,237,255	£8.301.980
£100	£1,354,640 £1,283,018	£1,818,963	£2,426,703 £2,356,516	£2,892,460	£3,428,405	£3,965,958	£4,505,222 £4,501,902	£5,104,517 £5,037,681	£5,572,005	£6,170,931 £6,104,368	£6,636,731	£7,170,692	£8,235,417
			, ,										
£150	£1,211,397	£1,748,058	£2,286,330	£2,822,990	£3,359,651	£3,897,923	£4,434,583	£4,971,045	£5,505,442	£6,037,804	£6,570,167	£7,104,128	£8,168,853
£175	£1,139,776	£1,677,153	£2,216,143	£2,753,520	£3,290,897	£3,829,887	£4,367,264	£4,904,409	£5,438,878	£5,971,241	£6,503,604	£7,037,565	£8,102,290
£200	£1,068,155	£1,606,248	£2,145,957	£2,684,050	£3,222,143	£3,761,852	£4,299,945	£4,837,773	£5,372,315	£5,904,678	£6,437,040	£6,971,002	£8,035,726
£225	£996,534	£1,535,343	£2,075,771	£2,614,580	£3,153,389	£3,693,817	£4,232,626	£4,771,137	£5,305,751	£5,838,114	£6,370,477	£6,904,438	£7,969,163
£250	£924,913	£1,464,438	£2,005,584	£2,545,110	£3,084,635	£3,625,781	£4,165,307	£4,704,501	£5,239,188	£5,771,551	£6,303,913	£6,837,875	£7,902,599
£275	£853,291	£1,393,533	£1,935,398	£2,475,640	£3,015,881	£3,557,746	£4,097,988	£4,637,865	£5,172,625	£5,704,987	£6,237,350	£6,771,311	£7,836,036
£300	£781,670	£1,322,629	£1,865,211	£2,406,169	£2,947,128	£3,489,710	£4,030,669	£4,571,229	£5,106,061	£5,638,424	£6,170,787	£6,704,748	£7,769,472
£325	£710,049	£1,251,724	£1,795,025	£2,336,699	£2,878,374	£3,421,675	£3,963,349	£4,504,593	£5,039,498	£5,571,861	£6,104,223	£6,638,185	£7,702,909
£350	£638,428	£1,180,819	£1,724,838	£2,267,229	£2,809,620	£3,353,639	£3,896,030	£4,437,957	£4,972,934	£5,505,297	£6,037,660	£6,571,621	£7,636,345
£375	£566,807	£1,109,914	£1,654,652	£2,197,759	£2,740,866	£3,285,604	£3,828,711	£4,371,321	£4,906,371	£5,438,734	£5,971,096	£6,505,058	£7,569,782
£400	£495,186	£1,039,009	£1,584,465	£2,128,289	£2,672,112	£3,217,569	£3,761,392	£4,304,685	£4,839,808	£5,372,170	£5,904,533	£6,438,494	£7,503,218
£425	£423,564	£968,104	£1,514,279	£2,058,819	£2,603,358	£3,149,533	£3,694,073	£4,238,049	£4,773,244	£5,305,607	£5,837,970	£6,371,931	£7,436,655
£450	£351,943	£897,199	£1,444,093	£1,989,349	£2,534,604	£3,081,498	£3,626,754	£4,171,413	£4,706,681	£5,239,043	£5,771,406	£6,305,368	£7,370,091
£475	£280,322	£826,294	£1,373,906	£1,919,878	£2,465,851	£3,013,462	£3,559,435	£4,104,777	£4,640,117	£5,172,480	£5,704,843	£6,238,804	£7,303,528
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# Key:

	DIVI
Indicative non-viability	RLV beneath Viability Test 1 (RLV <£150,000/ha)
Potential/marginal viability - Large sites (GF)	Viability Test 2 (RLV £150,000 to £250,000/ha)
Positive viability - Larger sites (GF)	Viability Test 3 (RLV £250,000 to £500,000/ha)
Marginal viability - Smaller sites (GF)	
Positive viability on all GF (Smaller to medium)	Viability Test 4 (RLV >£500,000)

EUV+ £/ha	Notes
£150,000	Greenfield Enhancement - reflecting larger scale development
£250,000	
£500.000	Greenfield Enhancement (Upper) - reflecting smaller scale development



BCIS MQ							Rest of Dis	strict					
Bolo IIIQ							INCST OF DIS	l					
40% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11	Value Level 12	Value Level 13
CIL Test £ per sq. m.	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	£7,500
							Residual Land Value	e (£)					
Indexed Rate £150.97	£997,341	£1,540,539	£2,085,365	£2,628,567	£3,171,766	£3,716,596	£4,259,794	£4,802,992	£5,347,822	£5,891,020	£6,434,219	£6,979,048	£8,065,445
£0	£1,393,562	£1,936,758	£2,481,590	£3,024,788	£3,567,987	£4,112,816	£4,656,015	£5,199,213	£5,744,043	£6,287,241	£6,830,440	£7,375,269	£8,461,666
£25	£1,322,646	£1,866,573	£2,412,138	£2,956,067	£3,499,996	£4,045,559	£4,589,488	£5,133,417	£5,678,430	£6,221,629	£6,764,827	£7,309,657	£8,396,053
£50	£1,251,730	£1,796,387	£2,342,685	£2,887,346	£3,432,006	£3,978,301	£4,522,962	£5,067,622	£5,612,818	£6,156,016	£6,699,215	£7,244,044	£8,330,441
£75	£1,180,813	£1,726,202	£2,273,233	£2,818,624	£3,364,015	£3,911,044	£4,456,435	£5,001,826	£5,547,205	£6,090,404	£6,633,602	£7,178,432	£8,264,828
£100 £125	£1,109,897 £1,038,981	£1,656,017 £1,585,832	£2,203,781 £2,134,329	£2,749,903 £2,681,182	£3,296,025 £3,228,034	£3,843,787 £3,776,529	£4,389,909	£4,936,030	£5,481,593	£6,024,791	£6,567,990	£7,112,819	£8,199,216
£125 £150	£1,038,981 £968,065	£1,505,632 £1,515,646	£2,134,329 £2,064,877	£2,661,162 £2,612,460	£3,226,034 £3,160,044	£3,770,529 £3,709,272	£4,323,382 £4,256,855	£4,870,235 £4,804,439	£5,415,980 £5,350,368	£5,959,179 £5,893,566	£6,502,377 £6,436,765	£7,047,207 £6,981,594	£8,133,603 £8,067,990
£175	£897,149	£1,445,461	£1,995,424	£2,543,739	£3,092,053	£3,642,014	£4,190,329	£4,738,643	£5,330,366 £5,284,755	£5,827,954	£6,371,152	£6,915,982	£8,002,378
£200	£826.233	£1,375,276	£1,925,972	£2,475,017	£3,024,063	£3,574,757	£4,123,802	£4,672,848	£5,219,143	£5.762.341	£6.305.540	£6.850.369	£7.936.765
£225	£755,316	£1,305,090	£1,856,520	£2,406,296	£2,956,072	£3,507,500	£4,057,276	£4.607.052	£5.153.530	£5,696,729	£6,239,927	£6.784.757	£7.871.153
£250	£684,400	£1,234,905	£1,787,068	£2,337,575	£2,888,082	£3,440,242	£3,990,749	£4,541,256	£5,087,918	£5,631,116	£6,174,315	£6,719,144	£7,805,540
£275	£613,484	£1,164,720	£1,717,615	£2,268,853	£2,820,091	£3,372,985	£3,924,223	£4,475,461	£5,022,305	£5,565,504	£6,108,702	£6,653,532	£7,739,927
£300	£542,568	£1,094,535	£1,648,163	£2,200,132	£2,752,101	£3,305,727	£3,857,696	£4,409,665	£4,956,693	£5,499,891	£6,043,090	£6,587,919	£7,674,315
£325	£471,652	£1,024,349	£1,578,711	£2,131,411	£2,684,110	£3,238,470	£3,791,170	£4,343,869	£4,891,080	£5,434,279	£5,977,477	£6,522,307	£7,608,702
£350	£400,736	£954,164	£1,509,259	£2,062,689	£2,616,120	£3,171,212	£3,724,643	£4,278,074	£4,825,468	£5,368,666	£5,911,865	£6,456,694	£7,543,090
£375	£329,820	£883,979	£1,439,807	£1,993,968	£2,548,129	£3,103,955	£3,658,116	£4,212,278	£4,759,855	£5,303,054	£5,846,252	£6,391,082	£7,477,477
£400	£258,903	£813,794	£1,370,354	£1,925,247	£2,480,139	£3,036,698	£3,591,590	£4,146,482	£4,694,243	£5,237,441	£5,780,639	£6,325,469	£7,411,864
£425 £450	£187,987 £117.071	£743,608 £673,423	£1,300,902 £1,231,450	£1,856,525 £1,787,804	£2,412,148 £2,344,158	£2,969,440 £2,902,183	£3,525,063 £3.458.537	£4,080,687 £4.014.891	£4,628,630	£5,171,829 £5,106,216	£5,715,027	£6,259,857 £6,194,244	£7,346,252 £7,280,639
£450 £475	£46,155	£603,423	£1,231,450 £1,161,998	£1,767,804 £1,719,083	£2,344,156 £2,276,167	£2,802,163 £2,834,925	£3,456,537 £3,392,010	£4,014,891 £3,949,095	£4,563,018 £4,497,405	£5,106,216 £5.040.604	£5,649,414 £5,583,802	£6,194,244 £6,128,632	£7,280,639 £7,215,027
£500	£40,155 -£24,761	£533,053	£1,101,996 £1,092,545	£1,719,063 £1,650,361	£2,276,167 £2,208,177	£2,767,668	£3,392,010 £3.325.484	£3,949,095 £3.883.300	£4,497,405 £4,431,793	£4,974,991	£5,503,602 £5,518,189	£6,063,019	£7,215,027 £7.149.414
2000	LE4,701	2000,000	21,002,040	21,000,001	22,200,111	22,101,000	Residual Land Value		24,401,700	24,014,001	20,010,100	20,000,010	21,140,414
Indexed Rate £150.97	£867,253	£1,339,600	£1,813,361	£2,285,711	£2,758,057	£3,231,822	£3,704,169	£4,176,515	£4,650,280	£5,122,626	£5,594,973	£6,068,738	£7,013,431
£0	£1,211,793	£1,684,137	£2,157,904	£2,630,251	£3,102,597	£3,576,362	£4,048,708	£4,521,055	£4,994,820	£5,467,166	£5,939,513	£6,413,278	£7,357,970
£25	£1,211,793 £1,150,127	£1,623,107	£2,097,511	£2,570,493	£3,043,475	£3,517,877	£3,990,859	£4,463,841	£4,937,765	£5,410,112	£5.882.458	£6,356,223	£7,300,916
£50	£1,130,127 £1,088,460	£1,562,076	£2,037,311	£2,570,493	£2.984.353	£3,459,393	£3,933,010	£4,406,628	£4.880.711	£5,353,058	£5.825.404	£6,299,169	£7,300,910
£75	£1,036,400	£1,502,076	£1,976,725	£2,450,978	£2,925,231	£3,400,908	£3,875,161	£4,349,414	£4,823,657	£5,296,003	£5,768,350	£6,242,115	£7,186,807
£100	£965,128	£1,440,015	£1,916,331	£2,391,220	£2,866,108	£3,342,423	£3,817,312	£4,292,200	£4,766,602	£5,238,949	£5,711,295	£6,185,060	£7,129,753
£100 £125	£903,128	£1,440,015 £1.378.984	£1,916,331 £1.855.938	£2,391,220 £2.331.462	£2,806,108 £2.806.986	£3,342,423 £3,283,938	£3,759,463	£4,292,200 £4,234,987	£4,766,602 £4.709.548	£5,236,949 £5,181,894	£5,711,295 £5,654,241	£6,128,006	£7,129,753 £7,072,698
	, .		,,	12 /22 / 2	,,	,,		12 / 2 /22	//	, . ,	,,	, .,	
£150 £175	£841,796	£1,317,953 £1,256,923	£1,795,545	£2,271,704 £2,211,947	£2,747,864 £2.688.742	£3,225,454 £3.166.969	£3,701,613 £3.643.764	£4,177,773	£4,652,494	£5,124,840	£5,597,187	£6,070,951	£7,015,644
£175 £200	£780,129		£1,735,152	, ,	,,	,,	,, .	£4,120,559	£4,595,439	£5,067,786	£5,540,132	£6,013,897	£6,958,589
£200 £225	£718,463 £656.797	£1,195,892 £1,134,861	£1,674,758 £1,614,365	£2,152,189 £2,092,431	£2,629,620 £2,570,498	£3,108,484 £3.050.000	£3,585,915 £3.528.066	£4,063,346 £4.006.132	£4,538,385 £4,481,331	£5,010,731 £4.953.677	£5,483,078 £5,426,024	£5,956,843 £5,899,788	£6,901,535 £6,844,481
£225 £250	£595.131	£1,134,861 £1.073.831	£1,614,365 £1.553.972	£2,092,431 £2.032.674	£2,570,498 £2.511.376	£3,050,000 £2,991,515	£3,528,066 £3,470,217	£4,006,132 £3.948.919	£4,481,331 £4.424,276	£4,953,677 £4.896.623	£5,426,024 £5,368,969	£5,899,788 £5,842,734	£6,844,481 £6,787,426
£275	£595,131 £533.464	£1,073,831 £1,012,800	£1,553,972 £1,493,579	£2,032,674 £1,972,916	£2,511,376 £2,452,253	£2,991,515 £2.933.030	£3,470,217 £3,412,368	£3,891,705	£4,424,276 £4,367,222	£4,896,623 £4.839.568	£5,366,969 £5,311,915	£5,642,734 £5.785.680	£6,730,372
£275 £300	£533,464 £471,798	£1,012,800 £951,769	£1,493,579 £1,433,185	£1,972,916 £1,913,158	£2,452,253 £2,393,131	£2,933,030 £2,874,545	£3,412,368 £3,354,518	£3,891,705 £3,834,491	£4,367,222 £4,310,168	£4,839,568 £4,782,514	£5,311,915 £5,254,860	£5,785,680 £5,728,625	
£300	£4/1,/98 £410,132	£951,769 £890,739	£1,433,185 £1,372,792	£1,913,158 £1.853.401	£2,393,131 £2.334.009	£2,874,545 £2,816,061	£3,354,518 £3,296.669	£3,834,491 £3,777,278	£4,310,168 £4,253,113	£4,782,514 £4.725.460	£5,254,860 £5,197,806	£5,728,625 £5.671.571	£6,673,317 £6,616,263
£325 £350			, ,	//	/ /		,,					,. ,.	,,
	£348,466	£829,708	£1,312,399	£1,793,643	£2,274,887	£2,757,576	£3,238,820	£3,720,064	£4,196,059	£4,668,405	£5,140,752	£5,614,517	£6,559,208
£375	£286,800	£768,677	£1,252,006	£1,733,885	£2,215,765	£2,699,091	£3,180,971	£3,662,850	£4,139,005	£4,611,351	£5,083,697	£5,557,462	£6,502,154
£400	£225,133	£707,647	£1,191,612	£1,674,128	£2,156,643	£2,640,607	£3,123,122	£3,605,637	£4,081,950	£4,554,297	£5,026,643	£5,500,408	£6,445,100
£425	£163,467	£646,616	£1,131,219	£1,614,370	£2,097,520	£2,582,122	£3,065,273	£3,548,423	£4,024,896	£4,497,242	£4,969,589	£5,443,354	£6,388,045
£450	£101,801	£585,585	£1,070,826	£1,554,612	£2,038,398	£2,523,637	£3,007,423	£3,491,209	£3,967,841	£4,440,188	£4,912,534	£5,386,299	£6,330,991
£475	£40,135	£524,555	£1,010,433	£1,494,854	£1,979,276	£2,465,152	£2,949,574	£3,433,996	£3,910,787	£4,383,134	£4,855,480	£5,329,245	£6,273,936
£500	-£21,532	£463,524	£950,040	£1,435,097	£1,920,154	£2,406,668	£2,891,725	£3,376,782	£3,853,733	£4,326,079	£4,798,426	£5,272,190	£6,216,882

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£150,000/ha)
Potential/marginal viability - Large sites (GF)	Viability Test 2 (RLV £150,000 to £250,000/ha)
Positive viability - Larger sites (GF)	Viability Test 3 (RLV £250,000 to £500,000/ha)
Marginal viability - Smaller sites (GF)	·
Positive viability on all GF (Smaller to medium)	Viability Test 4 (RLV >£500,000)

EUV+ £/ha	Notes
£150,000	Greenfield Enhancement - reflecting larger scale development
£250,000	
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development



BCIS MQ							Rest of Dis	strict					
20.0							TROOT OF BIR	l					
50% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11	Value Level 12	Value Level 13
CIL Test £ per sq. m.	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	£7,500
	Residual Land Value (£)												
Indexed Rate £150.97	£569,647	£1,043,826	£1,519,430	£1,993,604	£2,467,789	£2,943,393	£3,417,573	£3,891,752	£4,367,356	£4,841,536	£5,315,715	£5,791,319	£6,739,678
£0	£899,831	£1,374,010	£1,849,610	£2,323,794	£2,797,973	£3,273,577	£3,747,757	£4,221,936	£4,697,540	£5,171,720	£5,645,899	£6,121,503	£7,069,862
£25	£840,363	£1,315,180	£1,791,420	£2,266,242	£2,741,059	£3,217,303	£3,692,121	£4,166,938	£4,642,863	£5,117,043	£5,591,222	£6,066,826	£7,015,185
£50	£780,895	£1,256,350	£1,733,230	£2,208,690	£2,684,145	£3,161,029	£3,636,485	£4,111,940	£4,588,186	£5,062,366	£5,536,545	£6,012,149	£6,960,508
£75	£721,427	£1,197,520	£1,675,040	£2,151,138	£2,627,231	£3,104,755	£3,580,848	£4,056,942	£4,533,509	£5,007,688	£5,481,868	£5,957,472	£6,905,831
£100	£661,959	£1,138,691	£1,616,850	£2,093,586	£2,570,317	£3,048,481	£3,525,212	£4,001,944	£4,478,832	£4,953,011	£5,427,191	£5,902,795	£6,851,154
£125	£602,491	£1,079,861	£1,558,660	£2,036,034	£2,513,403	£2,992,206	£3,469,576	£3,946,946	£4,424,155	£4,898,334	£5,372,514	£5,848,118	£6,796,477
£150	£543,023	£1,021,031	£1,500,470	£1,978,481	£2,456,489	£2,935,932	£3,413,940	£3,891,948	£4,369,478	£4,843,657	£5,317,837	£5,793,440	£6,741,799
£175 £200	£483,555 £424.087	£962,201 £903.371	£1,442,280 £1,384,090	£1,920,929 £1,863,377	£2,399,575 £2,342,661	£2,879,658 £2.823.384	£3,358,304 £3,302,668	£3,836,950 £3,781,952	£4,314,800 £4.260,123	£4,788,980 £4,734,303	£5,263,160 £5,208,483	£5,738,763 £5,684,086	£6,687,122 £6.632.445
£200 £225	£424,067 £364,619	£844,541	£1,364,090 £1,325,900	£1,805,825	£2,342,001 £2,285,747	£2,767,110	£3,247,032	£3,781,952 £3,726,954	£4,260,123 £4.205.446	£4,734,303 £4.679.626	£5,208,483 £5,153,806	£5,684,086 £5.629.409	£6,632,445 £6.577.768
£250	£305,151	£785.711	£1,323,900 £1,267,710	£1,748,273	£2,265,747 £2,228,833	£2,767,110 £2,710,836	£3,247,032 £3,191,396	£3,726,954 £3.671.955	£4,205,446 £4.150.769	£4,679,626 £4.624.949	£5,153,606 £5.099.129	£5,629,409 £5.574.732	£6,577,766 £6,523,091
£275	£245,683	£726,881	£1,209,520	£1,690,721	£2,220,033	£2,654,562	£3,135,760	£3,671,955 £3,616,957	£4,130,769 £4,096,092	£4,570,272	£5,099,129 £5.044.451	£5,574,732 £5,520,055	£6,323,091 £6,468,413
£300	£186,215	£668,051	£1,151,330	£1,633,169	£2,171,919 £2,115,005	£2,598,288	£3,080,123	£3,561,959	£4,090,092 £4,041,415	£4,570,272 £4,515,595	£4,989,774	£5,320,033 £5,465,378	£6,413,736
£325	£126,747	£609,221	£1.093.140	£1,575,617	£2.058.091	£2,542,014	£3.024.487	£3,506,961	£3,986,738	£4,460,918	£4,935,097	£5,410,701	£6,359,059
£350	£67,279	£550,391	£1,034,950	£1,518,065	£2,001,177	£2,485,739	£2,968,851	£3,451,963	£3,932,061	£4,406,241	£4,880,420	£5,356,024	£6,304,382
£375	£7.811	£491,561	£976.760	£1.460.513	£1.944.263	£2,429,465	£2,913,215	£3,396,965	£3.877.384	£4.351.563	£4,825,743	£5,301,347	£6,249,705
£400	-£51,657	£432,731	£918,570	£1,402,961	£1,887,349	£2,373,191	£2,857,579	£3,341,967	£3,822,707	£4,296,886	£4,771,066	£5,246,670	£6,195,027
£425	-£111,125	£373,901	£860,380	£1,345,409	£1,830,435	£2,316,917	£2,801,943	£3,286,969	£3,768,030	£4,242,209	£4,716,389	£5,191,992	£6,140,350
£450	-£170,593	£315,071	£802,190	£1,287,857	£1,773,521	£2,260,643	£2,746,307	£3,231,971	£3,713,352	£4,187,532	£4,661,712	£5,137,315	£6,085,673
£475	-£230,061	£256,241	£744,000	£1,230,305	£1,716,607	£2,204,369	£2,690,671	£3,176,973	£3,658,675	£4,132,855	£4,607,035	£5,082,638	£6,030,996
£500	-£289,529	£197,411	£685,810	£1,172,753	£1,659,693	£2,148,095	£2,635,035	£3,121,974	£3,603,998	£4,078,178	£4,552,358	£5,027,961	£5,976,319
							Residual Land Valu	e (£ per hectare)					
Indexed Rate £150.97	£495,345	£907,675	£1,321,244	£1,733,568	£2,145,904	£2,559,472	£2,971,802	£3,384,133	£3,797,701	£4,210,031	£4,622,361	£5,035,930	£5,860,590
£0	£782.461	£1,194,792	£1,608,357	£2,020,690	£2.433.020	£2,846,589	£3.258.919	£3.671.249	£4.084.817	£4,497,148	£4.909.478	£5,323,046	£6,147,706
£25	£730,750	£1,143,635	£1,557,757	£1,970,645	£2,383,530	£2,797,655	£3,210,540	£3,623,425	£4,037,272	£4,449,602	£4,861,932	£5,275,501	£6,100,161
£50	£679,039	£1,092,479	£1,507,157	£1,920,600	£2,334,039	£2,748,721	£3,162,160	£3,575,600	£3,989,727	£4.402.057	£4,814,387	£5,227,956	£6,052,616
£75	£627,328	£1,041,322	£1,456,557	£1,870,554	£2,284,549	£2,699,787	£3,113,781	£3,527,776	£3,942,182	£4,354,512	£4,766,842	£5,180,410	£6,005,070
£100	£575,616	£990,166	£1,405,957	£1,820,509	£2,235,058	£2,650,853	£3,065,402	£3,479,951	£3,894,636	£4,306,966	£4,719,297	£5,132,865	£5,957,525
£125	£523.905	£939.009	£1,355,357	£1,770,464	£2,185,568	£2.601.919	£3.017.023	£3,432,127	£3.847.091	£4,259,421	£4,671,751	£5.085.320	£5,909,980
£150	£472,194	£887,853	£1,304,757	£1,720,419	£2,136,078	£2,552,985	£2,968,644	£3,384,302	£3,799,546	£4,211,876	£4,624,206	£5,037,774	£5.862.434
£175	£420,483	£836.696	£1,354,757	£1,670,373	£2,130,070	£2,502,963	£2,920,044	£3.336.478	£3.752.000	£4,164,331	£4.576.661	£4,990,229	£5,814,889
£175 £200	£420,463 £368.771	£785.540	, . , .		£2,086,587 £2.037.097	£2,504,051 £2,455,117	£2,920,264 £2.871.885	£3,336,476 £3.288.654	, . ,	£4,164,331 £4.116.785	£4,576,661 £4.529.115	£4,990,229 £4.942.684	
£200 £225	£368,771 £317,060	£785,540 £734,383	£1,203,557 £1,152,957	£1,620,328 £1,570,283	£2,037,097 £1.987.606	£2,455,117 £2,406,183	£2,871,885 £2.823.506	£3,288,654 £3.240.829	£3,704,455 £3,656,910	£4,116,785 £4,069,240	£4,529,115 £4,481,570	£4,942,684 £4.895.138	£5,767,343 £5,719,798
£225 £250	£317,060 £265,349	£734,363 £683.227	£1,152,957 £1.102.357	£1,570,263 £1.520.238	£1,967,606 £1.938.116	£2,406,163 £2,357,249	£2,823,506 £2,775,127	£3,240,629 £3.193.005	£3,656,910 £3,609,365	£4,069,240 £4.021.695	£4,461,570 £4,434.025	£4,895,138 £4,847,593	
£250 £275		£683,227 £632,070	10 / 10 / 10	£1,520,238 £1,470,192	£1,938,116 £1.888.625	£2,357,249 £2,308,315		£3,193,005 £3,145,180	,,	£4,021,695 £3,974,149	£4,434,025 £4.386.480		£5,672,253
	£213,637		£1,051,757		/ /		£2,726,747		£3,561,819		,,	£4,800,048	£5,624,707
£300	£161,926	£580,914	£1,001,157	£1,420,147	£1,839,135	£2,259,381	£2,678,368	£3,097,356	£3,514,274	£3,926,604	£4,338,934	£4,752,503	£5,577,162
£325	£110,215	£529,757	£950,557	£1,370,102	£1,789,644	£2,210,447	£2,629,989	£3,049,531	£3,466,729	£3,879,059	£4,291,389	£4,704,957	£5,529,617
£350	£58,504	£478,601	£899,957	£1,320,057	£1,740,154	£2,161,513	£2,581,610	£3,001,707	£3,419,183	£3,831,513	£4,243,844	£4,657,412	£5,482,071
£375	£6,792	£427,444	£849,357	£1,270,011	£1,690,663	£2,112,579	£2,533,231	£2,953,883	£3,371,638	£3,783,968	£4,196,298	£4,609,867	£5,434,526
£400	-£44,919	£376,288	£798,757	£1,219,966	£1,641,173	£2,063,645	£2,484,851	£2,906,058	£3,324,093	£3,736,423	£4,148,753	£4,562,321	£5,386,980
£425	-£96,630	£325,131	£748,157	£1,169,921	£1,591,682	£2,014,711	£2,436,472	£2,858,234	£3,276,547	£3,688,878	£4,101,208	£4,514,776	£5,339,435
£450	-£148,342	£273,975	£697,557	£1,119,876	£1,542,192	£1,965,777	£2,388,093	£2,810,409	£3,229,002	£3,641,332	£4,053,662	£4,467,231	£5,291,890
£475	-£200,053	£222,818	£646,957	£1,069,830	£1,492,702	£1,916,843	£2,339,714	£2,762,585	£3,181,457	£3,593,787	£4,006,117	£4,419,685	£5,244,344
£500	-£251,764	£171.662	£596.357	£1,019,785	£1.443.211	£1,867,909	£2.291.334	£2,714,760	£3.133.912	£3.546.242	£3.958.572	£4,372,140	£5,196,799

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£150,000/ha)
Potential/marginal viability - Large sites (GF)	Viability Test 2 (RLV £150,000 to £250,000/ha)
Positive viability - Larger sites (GF)	Viability Test 3 (RLV £250,000 to £500,000/ha)
Marginal viability - Smaller sites (GF)	
Positive viability on all GF (Smaller to medium)	Viability Test 4 (RLV >£500,000)

#### BLV Notes:

EUV+ £/ha	Notes
£150,000	Greenfield Enhancement - reflecting larger scale development
£250,000	
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development



Bath and North East Somerset Council - Local Plan Viability Assessment (Stage 1 - Preliminary Report) - Appendix 2: Residential Indications: Table 2d: 75 Flats PDL - Bath City (AH tested as 75%SR / 25%SO)

D	75
Development Scenario	Flats
Typical Site Type	PDL
Site Density (dph)*	150.00
Net Land Area (ha)	0.50
Gross Land Area (ha)	0.58

\*based on residential net developable area

BCIS MQ							Bath city - 1	а					
20% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11	Value Level 12	Value Level 13
CIL Test £ per sq. m.	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	£7,500
		Residual Land Value (£)											
Indexed Rate £150.97	-£1,141,148	-£507,624	£119,470	£694,998	£1,266,589	£1,839,897	£2,411,491	£2,983,079	£3,556,387	£4,127,978	£4,699,570	£5,272,878	£6,416,060
£0	-£537,872	£89,703	£668,057	£1,239,648	£1,811,239	£2,384,550	£2,956,138	£3,527,730	£4,101,037	£4,672,629	£5,244,220	£5,817,528	£6,960,710
£25	-£637,772	-£10,123	£568,939	£1,141,300	£1,713,660	£2,287,743	£2,860,100	£3,432,460	£4,006,539	£4,578,900	£5,151,260	£5,725,339	£6,870,059
£50	-£737,672	-£109,949	£469,822	£1,042,951	£1,616,081	£2,190,935	£2,764,061	£3,337,190	£3,912,041	£4,485,171	£5,058,300	£5,633,150	£6,779,409
£75	-£837,572	-£209,774	£370,705	£944,603	£1,518,502	£2,094,127	£2,668,022	£3,241,921	£3,817,543	£4,391,441	£4,965,340	£5,540,961	£6,688,758
£100	-£937,472	-£309,600	£271,587	£846,255	£1,420,922	£1,997,319	£2,571,983	£3,146,651	£3,723,044	£4,297,712	£4,872,379	£5,448,773	£6,598,107
£125	-£1,037,372	-£409,425	£172,470	£747,907	£1,323,343	£1,900,511	£2,475,945	£3,051,381	£3,628,546	£4,203,983	£4,779,419	£5,356,584	£6,507,457
£150	-£1,137,272	-£509,251	£73,353	£649,558	£1,225,764	£1,803,703	£2,379,906	£2,956,112	£3,534,048	£4,110,254	£4,686,459	£5,264,395	£6,416,806
£175	-£1,237,172	-£609,077	-£25,765	£551,210	£1,128,185	£1,706,896	£2,283,867	£2,860,842	£3,439,550	£4,016,525	£4,593,499	£5,172,206	£6,326,156
£200	-£1,337,072	-£708,902	-£124,882	£452,862	£1,030,606	£1,610,088	£2,187,829	£2,765,572	£3,345,051	£3,922,796	£4,500,539	£5,080,018	£6,235,505
£225	-£1,436,972	-£808,728	-£223,999	£354,514	£933,027	£1,513,280	£2,091,790	£2,670,303	£3,250,553	£3,829,067	£4,407,579	£4,987,829	£6,144,854
£250	-£1,536,872	-£908,554	-£323,117	£256,165	£835,447	£1,416,472	£1,995,751	£2,575,033	£3,156,055	£3,735,338	£4,314,619	£4,895,640	£6,054,204
£275	-£1,636,772	-£1,008,379	-£422,234	£157,817	£737,868	£1,319,664	£1,899,712	£2,479,763	£3,061,556	£3,641,609	£4,221,659	£4,803,451	£5,963,553
£300	-£1,736,672	-£1,108,205	-£521,351	£59,469	£640,289	£1,222,856	£1,803,674	£2,384,494	£2,967,058	£3,547,880	£4,128,698	£4,711,263	£5,872,903
£325	-£1,836,572	-£1,208,030	-£620,469	-£38,879	£542,710	£1,126,049	£1,707,635	£2,289,224	£2,872,560	£3,454,151	£4,035,738	£4,619,074	£5,782,252
£350	-£1,936,472	-£1,307,856	-£719,586	-£137,228	£445,131	£1,029,241	£1,611,596	£2,193,955	£2,778,062	£3,360,422	£3,942,778	£4,526,885	£5,691,602
£375	-£2,036,372	-£1,407,682	-£818,703	-£235,576	£347,552	£932,433	£1,515,558	£2,098,685	£2,683,563	£3,266,692	£3,849,818	£4,434,696	£5,600,951
£400	-£2,136,272	-£1,507,507	-£917,820	-£333,924	£249,972	£835,625	£1,419,519	£2,003,415	£2,589,065	£3,172,963	£3,756,858	£4,342,508	£5,510,300
£425	-£2,236,172	-£1,607,333	-£1,016,938	-£432,272	£152,393	£738,817	£1,323,480	£1,908,146	£2,494,567	£3,079,234	£3,663,898	£4,250,319	£5,419,650
£450	-£2,336,072	-£1,707,158	-£1,116,055	-£530,621	£54,814	£642,009	£1,227,441	£1,812,876	£2,400,069	£2,985,505	£3,570,938	£4,158,130	£5,328,999
£475	-£2,435,972	-£1,806,984	-£1,215,172	-£628,969	-£42,765	£545,202	£1,131,403	£1,717,606	£2,305,570	£2,891,776	£3,477,978	£4,065,942	£5,238,349
£500	-£2,535,872	-£1,906,810	-£1,314,290	-£727,317	-£140,344	£448,394	£1,035,364	£1,622,337	£2,211,072	£2,798,047	£3,385,017	£3,973,753	£5,147,698
		1					Residual Land Value	e (£ per hectare)					
Indexed Rate £150.97	-£1,984,606	-£882,824	£207,775	£1,208,691	£2,202,763	£3,199,820	£4,193,898	£5,187,964	£6,185,021	£7,179,093	£8,173,165	£9,170,222	£11,158,365
£0	-£935,430	£156,005	£1,161,837	£2,155,909	£3,149,981	£4,147,044	£5,141,110	£6,135,182	£7,132,239	£8,126,311	£9,120,383	£10,117,439	£12,105,582
£25	-£1,109,169	-£17,605	£989,460	£1,984,869	£2,980,278	£3,978,683	£4,974,086	£5,969,496	£6,967,894	£7,963,304	£8,958,713	£9,957,111	£11,947,929
£50	-£1,282,908	-£191,215	£817,082	£1,813,828	£2,810,575	£3,810,321	£4,807,062	£5,803,809	£6,803,549	£7,800,297	£8,797,043	£9,796,783	£11,790,276
£75	-£1,456,647	-£364,825	£644,704	£1,642,788	£2,640,872	£3,641,960	£4,640,039	£5,638,123	£6,639,205	£7,637,289	£8,635,373	£9,636,454	£11,632,623
£100	-£1,630,386	-£538,434	£472,326	£1,471,748	£2,471,170	£3,473,598	£4,473,015	£5,472,437	£6,474,860	£7,474,282	£8,473,703	£9,476,126	£11,474,969
£125	-£1,804,125	-£712,044	£299,948	£1,300,707	£2,301,467	£3,305,237	£4,305,991	£5,306,750	£6,310,515	£7,311,275	£8,312,034	£9,315,798	£11,317,316
£150	-£1,977,864	-£885,654	£127,570	£1,129,667	£2,131,764	£3,136,876	£4,138,967	£5,141,064	£6,146,170	£7,148,268	£8,150,364	£9,155,470	£11,159,663
£175	-£2,151,604	-£1,059,264	-£44,808	£958,626	£1,962,061	£2,968,514	£3,971,943	£4,975,378	£5,981,825	£6,985,261	£7,988,694	£8,995,142	£11,002,010
£200	-£2,325,343	-£1,232,874	-£217,186	£787,586	£1,792,358	£2,800,153	£3,804,919	£4,809,691	£5,817,481	£6,822,254	£7,827,024	£8,834,813	£10,844,357
£225	-£2,499,082	-£1,406,483	-£389,564	£616,546	£1,622,655	£2,631,791	£3,637,895	£4,644,005	£5,653,136	£6,659,247	£7,665,355	£8,674,485	£10,686,703
£250	-£2,672,821	-£1,580,093	-£561,942	£445,505	£1,452,952	£2,463,430	£3,470,872	£4,478,319	£5,488,791	£6,496,240	£7,503,685	£8,514,157	£10,529,050
£275	-£2,846,560	-£1,753,703	-£734,320	£274,465	£1,283,249	£2,295,068	£3,303,848	£4,312,632	£5,324,446	£6,333,233	£7,342,015	£8,353,829	£10,371,397
£300	-£3,020,299	-£1,927,313	-£906,698	£103,424	£1,113,546	£2,126,707	£3,136,824	£4,146,946	£5,160,101	£6,170,226	£7,180,345	£8,193,500	£10,213,744
£325	-£3,194,038	-£2,100,922	-£1,079,076	-£67,616	£943,843	£1,958,345	£2,969,800	£3,981,259	£4,995,756	£6,007,218	£7,018,675	£8,033,172	£10,056,091
£350	-£3,367,777	-£2,274,532	-£1,251,454	-£238,657	£774,140	£1,789,984	£2,802,776	£3,815,573	£4,831,412	£5,844,211	£6,857,006	£7,872,844	£9,898,437
£375	-£3,541,516	-£2,448,142	-£1,423,832	-£409,697	£604,438	£1,621,623	£2,635,752	£3,649,887	£4,667,067	£5,681,204	£6,695,336	£7,712,516	£9,740,784
£400	-£3,715,255	-£2,621,752	-£1,596,210	-£580,737	£434,735	£1,453,261	£2,468,728	£3,484,200	£4,502,722	£5,518,197	£6,533,666	£7,552,187	£9,583,131
£425	-£3,888,994	-£2,795,362	-£1,768,587	-£751,778	£265,032	£1,284,900	£2,301,704	£3,318,514	£4,338,377	£5,355,190	£6,371,996	£7,391,859	£9,425,478
£450	-£4,062,733	-£2,968,971	-£1,940,965	-£922,818	£95,329	£1,116,538	£2,134,681	£3,152,828	£4,174,032	£5,192,183	£6,210,326	£7,231,531	£9,267,825
£475	-£4,236,472	-£3,142,581	-£2,113,343	-£1,093,859	-£74,374	£948,177	£1,967,657	£2,987,141	£4,009,688	£5,029,176	£6,048,657	£7,071,203	£9,110,171
£500	-£4,410,211	-£3,316,191	-£2,285,721	-£1,264,899	-£244,077	£779,815	£1,800,633	£2,821,455	£3,845,343	£4,866,169	£5,886,987	£6,910,874	£8,952,518

#### Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£3,000,000/ha)

EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values



BCIS UQ							Bath city - 1	b					
20% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11	Value Level 12	Value Level 13
CIL Test £ per sq. m.	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	£7,500
	Residual Land Value (£)												
Indexed Rate £150.97	-£3,424,628	-£2,777,755	-£2,132,162	-£1,491,566	-£856,139	-£221,120	£380,351	£951,942	£1,525,250	£2,096,841	£2,668,437	£3,241,749	£4,384,923
£0	-£2,821,353	-£2,174,480	-£1,528,886	-£888,290	-£252,863	£353,410	£925,001	£1,496,592	£2,069,900	£2,641,496	£3,213,083	£3,786,391	£4,929,573
£25	-£2,921,252	-£2,274,380	-£1,628,786	-£988,190	-£352,763	£253,869	£826,230	£1,398,590	£1,972,669	£2,545,034	£3,117,390	£3,691,469	£4,836,190
£50	-£3,021,152	-£2,374,280	-£1,728,686	-£1,088,090	-£452,663	£154,329	£727,458	£1,300,587	£1,875,438	£2,448,572	£3,021,697	£3,596,547	£4,742,806
£75	-£3,121,052	-£2,474,180	-£1,828,586	-£1,187,990	-£552,563	£54,788	£628,686	£1,202,585	£1,778,207	£2,352,110	£2,926,004	£3,501,626	£4,649,423
£100	-£3,220,952	-£2,574,080	-£1,928,486	-£1,287,890	-£652,463	-£44,753	£529,915	£1,104,582	£1,680,976	£2,255,648	£2,830,311	£3,406,704	£4,556,039
£125	-£3,320,852	-£2,673,980	-£2,028,386	-£1,387,790	-£752,363	-£144,293	£431,143	£1,006,580	£1,583,745	£2,159,186	£2,734,618	£3,311,783	£4,462,656
£150	-£3,420,752	-£2,773,880	-£2,128,286	-£1,487,689	-£852,263	-£243,834	£332,372	£908,577	£1,486,513	£2,062,723	£2,638,925	£3,216,861	£4,369,272
£175	-£3,520,652	-£2,873,780	-£2,228,186	-£1,587,589	-£952,163	-£343,375	£233,600	£810,575	£1,389,282	£1,966,261	£2,543,232	£3,121,939	£4,275,889
£200	-£3,620,552	-£2,973,680	-£2,328,086	-£1,687,489	-£1,052,063	-£442,915	£134,828	£712,572	£1,292,051	£1,869,799	£2,447,539	£3,027,018	£4,182,506
£225	-£3,720,452	-£3,073,580	-£2,427,986	-£1,787,389	-£1,151,963	-£542,456	£36,057	£614,570	£1,194,820	£1,773,337	£2,351,846	£2,932,096	£4,089,122
£250 £275	-£3,820,352 -£3,920,252	-£3,173,480	-£2,527,886	-£1,887,289	-£1,251,862	-£641,997	-£62,715	£516,567	£1,097,589	£1,676,875	£2,256,153	£2,837,175	£3,995,739
£275 £300	-£3,920,252 -£4,020,152	-£3,273,380 -£3,373,280	-£2,627,786 -£2,727,686	-£1,987,189 -£2,087,089	-£1,351,762 -£1,451,662	-£741,538 -£841,078	-£161,486 -£260,258	£418,565 £320,562	£1,000,358 £903,127	£1,580,413 £1,483,951	£2,160,460	£2,742,253	£3,902,355 £3,808,972
£300 £325	-£4,020,152 -£4,120,052	-£3,373,280 -£3,473,180	-£2,727,686 -£2,827,585	-£2,087,089 -£2,186,989	-£1,451,662 -£1,551,562	-£841,078 -£940,619	-£260,258 -£359,030				£2,064,767 £1,969,074	£2,647,331	
£325 £350	-£4,120,052 -£4,219,952	-£3,473,180 -£3,573,080	-£2,827,585 -£2,927,485	-£2,186,989 -£2,286,889	-£1,551,562 -£1,651,462	-£940,619 -£1,040,160	-£359,030 -£457,801	£222,560	£805,895	£1,387,489	. , , , .	£2,552,410	£3,715,588 £3,622,205
£350 £375	-£4,219,952 -£4,319,852	-£3,573,080 -£3,672,980	-£2,927,485 -£3,027,385	-£2,286,889 -£2,386,789	-£1,051,462 -£1,751,362	-£1,040,160 -£1,139,700	-£457,801 -£556,573	£124,557 £26,555	£708,664 £611,433	£1,291,026 £1,194,564	£1,873,381 £1,777,688	£2,457,488 £2,362,566	£3,622,205 £3,528,821
£400	-£4,419,752	-£3,772,880	-£3,127,285	-£2,486,689	-£1,751,362 -£1,851,262	-£1,139,700 -£1,239,241	-£655,344	£20,555 -£71,448	£514,202	£1,194,504 £1,098,102	£1,777,000 £1,681,995	£2,362,566 £2,267,645	£3,435,438
£400 £425	-£4,419,732 -£4,519,652	-£3,872,780	-£3,127,265 -£3,227,185	-£2,460,009 -£2,586,589	-£1,051,202 -£1,951,162	-£1,239,241 -£1,338,782	-£055,344 -£754,116	-£169,450	£314,202 £416,971	£1,096,102 £1,001,640	£1,586,302	£2,207,045 £2,172,723	£3,435,436 £3,342,054
£450	-£4,619,552	-£3,972,680	-£3,327,085	-£2,686,489	-£2,051,062	-£1,438,322	-£852,888	-£109,450 -£267,453	£319,740	£905,178	£1,490,609	£2,172,723 £2,077,802	£3,248,671
£475	-£4,719,451	-£4,072,580	-£3,426,985	-£2,786,389	-£2,150,962	-£1,430,322 -£1,537,863	-£951,659	-£365,456	£222,509	£808,716	£1,490,009 £1,394,916	£1,982,880	£3,155,287
£500	-£4,819,351	-£4,172,480	-£3,526,885	-£2,886,289	-£2,250,862	-£1,637,404	-£1,050,431	-£463,458	£125,277	£712,254	£1,299,223	£1,887,958	£3,061,904
2500	21,010,001	21,112,100	20,020,000	22,000,200	22,200,002	21,001,101	Residual Land Value		L1EO,E11	El IE,EOT	21,200,220	21,001,000	20,001,001
Indexed Rate £150.97	-£5,955,876	-£4,830,879	-£3,708,108	-£2,594,028	-£1,488,937	-£384,557	£661,480	£1,655,552	£2,652,609	£3,646,681	£4,640,760	£5,637,825	£7,625,953
£0	-£4,906,700	£3,781,704	-£2,658,933	-£1,544,852	-£439,761	£614,626	£1,608,698	£2,602,770	£3,599,827	£4,593,906	£5,587,970	£6,585,027	£8,573,171
£25	-£5,080,439	-£3,955,444	-£2,832,672	-£1,718,591	-£613,500	£441,512	£1,436,921	£2,432,330	£3,430,729	£4,426,146	£5,421,548	£6,419,946	£8,410,765
£50	-£5,254,178	-£4,129,183	-£3,006,411	-£1,892,330	-£787,239	£268,397	£1,265,144	£2,261,891	£3,261,631	£4,258,386	£5,255,125	£6,254,865	£8,248,359
£75	-£5,427,917	-£4,302,922	-£3,180,150	-£2,066,069	-£960,978	£95,283	£1,093,368	£2,091,452	£3,092,534	£4,090,626	£5,088,702	£6,089,784	£8,085,953
£100	-£5,601,656	-£4,476,661	-£3,353,889	-£2,239,808	-£1,134,717	-£77,831	£921,591	£1,921,013	£2,923,436	£3,922,866	£4,922,280	£5,924,703	£7,923,547
£125	-£5,775,395	-£4,650,400	-£3,527,628	-£2,413,547	-£1,308,457	-£250,945	£749,814	£1,750,574	£2,754,338	£3,755,105	£4,755,857	£5,759,622	£7,761,141
£150	-£5,949,134	-£4,824,139	-£3,701,367	-£2,587,286	-£1,482,196	-£424,059	£578,038	£1,580,134	£2,585,241	£3,587,345	£4,589,435	£5,594,541	£7,598,735
£175	-£6,122,873	-£4,997,879	-£3,875,106	-£2,761,025	-£1,655,935	-£597,174	£406,261	£1,409,695	£2,416,143	£3,419,585	£4,423,012	£5,429,460	£7,436,329
£200	-£6,296,612	£5,171,618	-£4,048,845	-£2,934,764	-£1,829,674	-£770,288	£234,484	£1,239,256	£2,247,045	£3,251,825	£4,256,589	£5,264,379	£7,273,923
£225	-£6,470,351	-£5,345,357	-£4,222,584	£3,108,503	-£2,003,413	-£943,402	£62,707	£1,068,817	£2,077,948	£3,084,064	£4,090,167	£5,099,298	£7,111,517
£250	-£6,644,090	-£5,519,096	-£4,396,323	-£3,282,242	-£2,177,152	-£1,116,516	-£109,069	£898,378	£1,908,850	£2,916,304	£3,923,744	£4,934,217	£6,949,111
£275	-£6,817,829	-£5,692,835	-£4,570,062	-£3,455,981	-£2,350,891	-£1,289,630	-£280,846	£727,939	£1,739,753	£2,748,544	£3,757,322	£4,769,135	£6,786,705
£300	-£6,991,568	-£5,866,574	-£4,743,801	-£3,629,720	-£2,524,630	-£1,462,745	-£452,623	£557,499	£1,570,655	£2,580,784	£3,590,899	£4,604,054	£6,624,298
£325	-£7,165,308	-£6,040,313	-£4,917,540	-£3,803,459	-£2,698,370	-£1,635,859	-£624,399	£387,060	£1,401,557	£2,413,024	£3,424,476	£4,438,973	£6,461,892
£350	-£7,339,047	-£6,214,053	-£5,091,279	-£3,977,198	-£2,872,109	-£1,808,973	-£796,176	£216,621	£1,232,460	£2,245,263	£3,258,054	£4,273,892	£6,299,486
£375	-£7,512,786	-£6,387,792	-£5,265,018	-£4,150,937	-£3,045,848	-£1,982,087	-£967,953	£46,182	£1,063,362	£2,077,503	£3,091,631	£4,108,811	£6,137,080
£400	-£7,686,525	-£6,561,531	-£5,438,757	-£4,324,676	-£3,219,587	-£2,155,201	-£1,139,729	-£124,257	£894,264	£1,909,743	£2,925,209	£3,943,730	£5,974,674
£425	-£7,860,264	-£6,735,270	-£5,612,496	-£4,498,415	-£3,393,326	-£2,328,316	-£1,311,506	-£294,696	£725,167	£1,741,983	£2,758,786	£3,778,649	£5,812,268
£450	-£8,034,003	-£6,909,009	-£5,786,235	-£4,672,154	-£3,567,065	-£2,501,430	-£1,483,283	-£465,136	£556,069	£1,574,222	£2,592,363	£3,613,568	£5,649,862
£475	-£8,207,742	-£7,082,748	-£5,959,974	-£4,845,893	-£3,740,804	-£2,674,544	-£1,655,059	-£635,575	£386,971	£1,406,462	£2,425,941	£3,448,487	£5,487,456
£500	-£8,381,481	-£7,256,488	-£6,133,713	-£5,019,632	-£3,914,543	-£2,847,658	-£1,826,836	-£806,014	£217,874	£1,238,702	£2,259,518	£3,283,406	£5,325,050

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£3,000,000/ha)

DEV Notes.	
EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values



BCIS MQ	_						Bath city - 2	10					
BCIS IVIQ							Datii City - 2	a					
30% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11	Value Level 12	Value Level 13
CIL Test £ per sq. m.	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	£7,500
	Residual Land Value (£)												
Indexed Rate £150.97	-£1,476,228	-£894,151	-£313,836	£247,331	£769,757	£1,293,678	£1,816,029	£2,338,376	£2,862,302	£3,384,654	£3,907,006	£4,430,926	£5,475,630
£0	-£943,334	-£361,257	£204,900	£728,513	£1,250,865	£1,774,784	£2,297,137	£2,819,489	£3,343,410	£3,865,762	£4,388,113	£4,912,034	£5,956,737
£25	-£1,031,579	-£449,502	£116,832	£641,132	£1,164,187	£1,688,811	£2,211,867	£2,734,922	£3,259,547	£3,782,602	£4,305,656	£4,830,282	£5,876,391
£50	-£1,119,824	-£537,747	£28,764	£553,751	£1,077,509	£1,602,838	£2,126,597	£2,650,354	£3,175,684	£3,699,442	£4,223,200	£4,748,530	£5,796,044
£75	-£1,208,069	-£625,992	-£59,304	£466,370	£990,831	£1,516,865	£2,041,326	£2,565,787	£3,091,822	£3,616,282	£4,140,743	£4,666,778	£5,715,698
£100	-£1,296,314	-£714,237	-£147,372	£378,989	£904,153	£1,430,892	£1,956,056	£2,481,219	£3,007,959	£3,533,122	£4,058,286	£4,585,026	£5,635,352
£125	-£1,384,559	-£802,482	-£235,440	£291,609	£817,474	£1,344,918	£1,870,785	£2,396,651	£2,924,097	£3,449,962	£3,975,829	£4,503,273	£5,555,005
£150	-£1,472,804	-£890,727	-£323,508	£204,228	£730,796	£1,258,945	£1,785,515	£2,312,084	£2,840,234	£3,366,803	£3,893,372	£4,421,521	£5,474,659
£175	-£1,561,049	-£978,972	-£411,576	£116,847	£644,118	£1,172,972	£1,700,245	£2,227,516	£2,756,371	£3,283,643	£3,810,915	£4,339,769	£5,394,312
£200	-£1,649,294	-£1,067,217	-£499,644	£29,466	£557,440	£1,086,999	£1,614,974	£2,142,949	£2,672,509	£3,200,483	£3,728,458	£4,258,017	£5,313,966
£225	-£1,737,539	-£1,155,462	-£587,712	-£57,915	£470,762	£1,001,026	£1,529,704	£2,058,381	£2,588,646	£3,117,323	£3,646,001	£4,176,265	£5,233,619
£250	-£1,825,784	-£1,243,707	-£675,780	-£145,296	£384,084	£915,052	£1,444,433	£1,973,813	£2,504,783	£3,034,163	£3,563,544	£4,094,513	£5,153,273
£275	-£1,914,028	-£1,331,952	-£763,848	-£232,677	£297,406	£829,079	£1,359,163	£1,889,246	£2,420,921	£2,951,003	£3,481,087	£4,012,761	£5,072,927
£300	-£2,002,273	-£1,420,197	-£851,916	-£320,058	£210,727	£743,106	£1,273,893	£1,804,678	£2,337,058	£2,867,844	£3,398,630	£3,931,009	£4,992,580
£325	-£2,090,518	-£1,508,442	-£939,984	-£407,439	£124,049	£657,133	£1,188,622	£1,720,111	£2,253,195	£2,784,684	£3,316,173	£3,849,257	£4,912,234
£350	-£2,178,763	-£1,596,687	-£1,028,052	-£494,820	£37,371	£571,160	£1,103,352	£1,635,543	£2,169,333	£2,701,524	£3,233,716	£3,767,505	£4,831,887
£375	-£2,267,008	-£1,684,932	-£1,116,120	-£582,201	-£49,307	£485,186	£1,018,081	£1,550,976	£2,085,470	£2,618,364	£3,151,259	£3,685,753	£4,751,541
£400	-£2,355,253	-£1,773,177	-£1,204,188	-£669,582	-£135,985	£399,213	£932,811	£1,466,408	£2,001,607	£2,535,204	£3,068,802	£3,604,001	£4,671,194
£425	-£2,443,498	-£1,861,422	-£1,292,256	-£756,963	-£222,663	£313,240	£847,541	£1,381,840	£1,917,745	£2,452,044	£2,986,345	£3,522,249	£4,590,848
£450	-£2,531,743	-£1,949,667	-£1,380,324	-£844,344	-£309,342	£227,267	£762,270	£1,297,273	£1,833,882	£2,368,885	£2,903,888	£3,440,496	£4,510,501
£475	-£2,619,988	-£2,037,912	-£1,468,392	-£931,725	-£396,020	£141,294	£677,000	£1,212,705	£1,750,019	£2,285,725	£2,821,432	£3,358,744	£4,430,155
£500	-£2,708,233	-£2,126,157	-£1,556,460	-£1,019,106	-£482,698	£55,320	£591,729	£1,128,138	£1,666,157	£2,202,565	£2,738,975	£3,276,992	£4,349,809
							Residual Land Value	e (£ per hectare)					
Indexed Rate £150.97	-£2,567,353	-£1,555,045	-£545,802	£430,141	£1,338,709	£2,249,875	£3,158,311	£4,066,740	£4,977,917	£5,886,355	£6,794,792	£7,705,958	£9,522,834
£0	-£1,640,581	-£628,273	£356,348	£1,266,980	£2,175,418	£3,086,582	£3,995,022	£4,903,460	£5,814,626	£6,723,064	£7,631,502	£8,542,668	£10,359,543
£25	-£1,794,051	-£781,743	£203,186	£1,115,013	£2,024,673	£2,937,063	£3,846,725	£4,756,386	£5,668,778	£6,578,438	£7,488,098	£8,400,490	£10,219,810
£50	-£1,947,520	-£935,213	£50,024	£963,046	£1,873,928	£2,787,544	£3,698,429	£4,609,312	£5,522,929	£6,433,812	£7,344,695	£8,258,313	£10,080,077
£75	-£2,100,989	-£1,088,682	-£103,138	£811,079	£1,723,184	£2,638,026	£3,550,133	£4,462,237	£5,377,081	£6,289,186	£7,201,291	£8,116,135	£9,940,344
£100	-£2,254,459	-£1,242,152	-£256,299	£659,112	£1,572,439	£2,488,507	£3,401,836	£4,315,163	£5,231,233	£6,144,560	£7,057,888	£7,973,957	£9,800,611
£125	-£2,407,928	-£1,395,621	-£409,461	£507,145	£1,421,695	£2,338,989	£3,253,540	£4,168,089	£5,085,385	£5,999,935	£6,914,485	£7,831,780	£9,660,878
£150	-£2,561,398	-£1,549,091	-£562,623	£355,178	£1,270,950	£2,189,470	£3,105,244	£4,021,015	£4,939,537	£5,855,309	£6,771,081	£7,689,602	£9,521,146
£175	-£2,714,867	-£1,702,560	-£715,785	£203,211	£1,120,205	£2,039,951	£2,956,947	£3,873,941	£4,793,689	£5,710,683	£6,627,678	£7,547,425	£9,381,413
£200	-£2,868,337	-£1,856,030	-£868,946	£51,245	£969,461	£1,890,433	£2,808,651	£3,726,867	£4,647,841	£5,566,057	£6,484,275	£7,405,247	£9,241,680
£225	-£3,021,806	-£2,009,499	-£1,022,108	-£100,722	£818,716	£1,740,914	£2,660,355	£3,579,793	£4,501,993	£5,421,431	£6,340,871	£7,263,070	£9,101,947
£250	-£3,175,276	-£2,162,969	-£1,175,270	-£252,689	£667,972	£1,591,396	£2,512,058	£3,432,719	£4,356,145	£5,276,806	£6,197,468	£7,120,892	£8,962,214
£275	-£3,328,745	-£2,316,439	-£1,328,432	-£404,656	£517,227	£1,441,877	£2,363,762	£3,285,645	£4,210,297	£5,132,180	£6,054,064	£6,978,715	£8,822,481
£300	-£3,482,215	-£2,469,908	-£1,481,594	-£556,623	£366,482	£1,292,358	£2,215,466	£3,138,571	£4,064,449	£4,987,554	£5,910,661	£6,836,537	£8,682,748
£325	-£3,635,684	-£2,623,378	-£1,634,755	-£708,590	£215,738	£1,142,840	£2,067,169	£2,991,497	£3,918,601	£4,842,928	£5,767,258	£6,694,360	£8,543,015
£350	-£3,789,154	-£2,776,847	£1,787,917	-£860,557	£64,993	£993,321	£1,918,873	£2,844,423	£3,772,752	£4,698,303	£5,623,854	£6,552,182	£8,403,282
£375	-£3,942,623	-£2,930,317	-£1,941,079	-£1,012,524	-£85,751	£843,802	£1,770,576	£2,697,349	£3,626,904	£4,553,677	£5,480,451	£6,410,005	£8,263,549
£400	-£4,096,092	-£3,083,786	-£2,094,241	-£1,164,491	-£236,496	£694,284	£1,622,280	£2,550,275	£3,481,056	£4,409,051	£5,337,048	£6,267,827	£8,123,816
£425	-£4,249,562	-£3,237,256	-£2,247,402	-£1,316,458	-£387,241	£544,765	£1,473,984	£2,403,201	£3,335,208	£4,264,425	£5,193,644	£6,125,650	£7,984,083
£450	-£4,403,031	-£3,390,725	-£2,400,564	-£1,468,425	-£537,985	£395,247	£1,325,687	£2,256,127	£3,189,360	£4,119,799	£5,050,241	£5,983,472	£7,844,350
£475	-£4,556,501	-£3,544,195	-£2,553,726	-£1,620,391	-£688,730	£245,728	£1,177,391	£2,109,053	£3,043,512	£3,975,174	£4,906,837	£5,841,295	£7,704,617
£500	-£4,709,970	-£3,697,664	-£2,706,888	-£1,772,358	-£839,474	£96,209	£1,029,095	£1,961,979	£2,897,664	£3,830,548	£4,763,434	£5,699,117	£7,564,885

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£3,000,000/ha)

EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values



BCIS UQ							Bath city - 2	2b					
30% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11	Value Level 12	Value Level 13
CIL Test £ per sq. m.	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	£7,500
oie root a por oq. iii.							Residual Land Valu	e (£)					
Indexed Rate £150.97	-£3,758,377	-£3,165,837	-£2,573,344	-£1,985,364	-£1,400,286	-£817,872	-£239,295	£314,703	£838,624	£1,360,976	£1,883,327	£2,407,244	£3,451,952
£0	-£3,225,484	-£2,632,943	-£2,040,451	-£1,452,471	-£867,392	-£284,978	£273,459	£795,811	£1,319,732	£1,842,083	£2,364,431	£2.888.356	£3,933,059
£25	-£3,225,464 -£3,313,729	-£2,632,943 -£2,721,188	-£2,040,451 -£2,128,696	-£1,432,471 -£1,540,716	-£955,637	-£204,976 -£373,223	£185,466	£795,811 £708,521	£1,319,732 £1,233,146	£1,842,083 £1,756,200	£2,364,431 £2,279,252	£2,888,356 £2,803,881	£3,933,059 £3,849,990
£50	-£3,401,974	-£2,721,166 -£2,809,433	-£2,126,090 -£2,216,941	-£1,628,961	-£935,037 -£1,043,882	-£373,223 -£461,468	£97,473	£621.230	£1,233,146 £1,146,561	£1,736,200 £1,670,318	£2,279,252 £2,194,072	£2,003,001 £2,719,406	£3,766,921
£75	-£3,490,219	-£2,809,433 -£2,897,678	-£2,210,941 -£2,305,186	-£1,717,206	-£1,132,127	-£549,713	£97,473 £9,480	£533,940	£1,146,561 £1,059,975	£1,570,316 £1,584,435	£2,194,072 £2,108,892	£2,719,400 £2,634,931	£3,766,921 £3,683,852
£100	-£3,578,464	-£2,985,923	-£2,393,431	-£1,717,200 -£1,805,451	-£1,132,127 -£1,220,372	-£637,958	-£78,514	£333,940 £446,649	£1,059,975 £973,390	£1,564,455 £1,498,552	£2,106,692 £2,023,712	£2,550,456	£3,600,782
£125	-£3,666,709	-£3.074.168	-£2,481,676	-£1,893,696	-£1,308,617	-£726.203	-£166,507	£359.359	£886.804	£1,430,532 £1.412.670	£1.938.532	£2,465,981	£3,500,762
£150	-£3,754,954	-£3,162,413	-£2,569,921	-£1,981,941	-£1,396,862	-£814,448	-£254,500	£272,069	£800,219	£1,326,787	£1,853,353	£2,381,506	£3,434,644
£175	-£3,843,199	-£3,250,658	-£2,658,165	-£2,070,186	-£1,485,107	-£902,693	-£342,493	£184,778	£713,633	£1,320,787 £1,240,904	£1,768,173	£2,381,300 £2,297,031	£3,454,044 £3,351,574
£200	-£3,931,444	-£3,338,903	-£2,746,410	-£2,158,430	-£1,573,352	-£990,938	-£430,487	£97,488	£627,048	£1,155,022	£1,700,173 £1,682,993	£2,297,031 £2,212,556	£3,268,505
£225	-£4,019,689	-£3,427,148	-£2,834,655	-£2,246,675	-£1,661,597	-£1,079,183	-£518,480	£10.197	£540.462	£1,069,139	£1,597,813	£2,128,081	£3.185.436
£250	-£4,107,934	-£3,515,393	-£2,922,900	-£2,334,920	-£1,749,842	-£1,167,428	-£606,473	£10,197 -£77,093	£453,877	£983,256	£1,512,633	£2,043,607	£3,102,367
£275	-£4,196,179	-£3,603,638	-£3,011,145	-£2,423,165	-£1,838,087	-£1,255,673	-£694,466	-£164,383	£367,291	£897,374	£1,427,454	£1,959,132	£3,019,297
£300	-£4,284,424	-£3,691,882	-£3,099,390	-£2,511,410	-£1,926,332	-£1,343,918	-£782,460	-£251.674	£280,706	£811.491	£1,342,274	£1,874,657	£2,936,228
£325	-£4,372,669	-£3,780,127	-£3,187,635	-£2,599,655	-£2,014,577	-£1,432,163	-£870,453	-£338,964	£194,120	£725,608	£1,257,094	£1,790,182	£2,853,159
£350	-£4,460,914	-£3,868,372	-£3,275,880	-£2,687,900	-£2,102,822	-£1,520,408	-£958,446	-£426,255	£107,535	£639,726	£1,171,914	£1,705,707	£2,770,089
£375	-£4,549,159	-£3,956,617	-£3,364,125	-£2,776,145	-£2,191,067	-£1,608,653	-£1,046,439	-£513,545	£20,949	£553,843	£1,086,734	£1,621,232	£2,687,020
£400	-£4,637,404	-£4,044,862	-£3,452,370	-£2,864,390	-£2,279,311	-£1,696,898	-£1,134,433	-£600,836	-£65,636	£467,960	£1,000,704	£1,536,757	£2,603,951
£425	-£4,725,649	-£4,133,107	-£3,540,615	-£2,952,635	-£2,367,556	-£1,785,143	-£1,222,426	-£688,126	-£152,222	£382,078	£916,375	£1,452,282	£2,520,882
£450	-£4,813,894	-£4,221,352	-£3,628,860	-£3,040,880	-£2,455,801	-£1,873,388	-£1,310,419	-£775,416	-£238,807	£296,195	£831,195	£1,367,807	£2,437,812
£475	-£4.902.139	-£4,309,597	-£3,717,105	-£3,129,125	-£2,544,046	-£1,961,633	-£1,398,412	-£862,707	-£325,393	£210,312	£746,015	£1,283,332	£2,354,743
£500	-£4,990,385	-£4,397,842	-£3,805,350	-£3,217,370	-£2,632,291	-£2,049,878	-£1,486,406	-£949,997	-£411,978	£124,430	£660,835	£1,198,857	£2,271,674
	21,000,000	,	20,000,000	,,	32,002,20	22,010,010	Residual Land Valu	,	2,	2121,100	2000,000	2.,,	,,
Indexed Rate £150.97	-£6,536,309	-£5,505,803	-£4,475,382	-£3,452,808	-£2,435,280	-£1,422,386	-£416,164	£547,310	£1,458,476	£2,366,914	£3,275,352	£4,186,512	£6,003,394
£0	-£5,609,538	-£4,579,032	-£3,548,610	-£2,526,037	-£1,508,508	-£495,614	£475,581	£1,384,019	£2,295,185	£3,203,623	£4,112,055	£5,023,227	£6,840,103
£25	-£5,763,007	-£4,732,501	-£3,702,079	-£2,679,506	-£1,661,978	-£649,084	£322,550	£1,232,210	£2,144,602	£3,054,262	£3,963,916	£4,876,314	£6,695,635
£50	-£5,916,477	-£4,885,971	-£3,855,549	-£2,832,975	-£1,815,447	-£802,553	£169,518	£1,080,401	£1,994,018	£2,904,900	£3,815,777	£4,729,401	£6,551,167
£75	-£6,069,946	-£5,039,440	-£4,009,018	-£2,986,445	-£1,968,917	-£956,023	£16,486	£928,591	£1,843,435	£2,755,539	£3,667,638	£4,582,489	£6,406,698
£100	-£6,223,416	-£5,192,909	-£4,162,488	-£3,139,914	-£2,122,386	-£1,109,492	-£136,545	£776,782	£1,692,852	£2,606,178	£3,519,499	£4,435,576	£6,262,230
£125	-£6,376,886	-£5,346,379	-£4,315,957	-£3,293,384	-£2,275,856	-£1,262,962	-£289,577	£624,972	£1,542,268	£2,456,817	£3,371,361	£4,288,663	£6,117,762
£150	-£6,530,355	-£5,499,848	-£4,469,427	-£3,446,853	-£2,429,325	-£1,416,431	-£442,609	£473,163	£1,391,685	£2,307,456	£3,223,222	£4,141,750	£5,973,293
£175	-£6,683,825	-£5,653,318	-£4,622,896	-£3,600,323	-£2,582,795	-£1,569,901	-£595,641	£321,353	£1,241,101	£2,158,095	£3,075,083	£3,994,837	£5,828,825
£200	-£6,837,294	-£5,806,787	-£4,776,366	-£3,753,792	-£2,736,264	-£1,723,371	-£748,672	£169,544	£1,090,518	£2,008,733	£2,926,944	£3,847,924	£5,684,357
£225	-£6,990,764	-£5,960,257	-£4,929,835	-£3,907,262	-£2,889,734	-£1,876,840	-£901,704	£17,735	£939,934	£1,859,372	£2,778,805	£3,701,011	£5,539,888
£250	-£7,144,234	-£6,113,726	-£5,083,305	-£4,060,731	-£3,043,203	-£2,030,310	-£1,054,736	-£134,075	£789,351	£1,710,011	£2,630,667	£3,554,098	£5,395,420
£275	-£7,297,703	-£6,267,196	-£5,236,775	-£4,214,200	-£3,196,673	-£2,183,779	-£1,207,768	-£285,884	£638,767	£1,560,650	£2,482,528	£3,407,185	£5,250,952
£300	-£7,451,173	-£6,420,665	-£5,390,244	-£4,367,670	-£3,350,142	-£2,337,249	-£1,360,799	-£437,694	£488,184	£1,411,289	£2,334,389	£3,260,272	£5,106,483
£325	-£7,604,642	-£6,574,135	-£5,543,714	-£4,521,139	-£3,503,612	-£2,490,718	-£1,513,831	-£589,503	£337,600	£1,261,928	£2,186,250	£3,113,360	£4,962,015
£350	-£7,758,112	-£6,727,604	-£5,697,183	-£4,674,609	-£3,657,081	-£2,644,188	-£1,666,863	-£741,313	£187,017	£1,112,567	£2,038,112	£2,966,447	£4,817,547
£375	-£7,911,582	-£6,881,074	-£5,850,653	-£4,828,078	-£3,810,550	-£2,797,657	-£1,819,894	-£893,122	£36,433	£963,205	£1,889,973	£2,819,534	£4,673,078
£400	-£8,065,051	£7,034,543	-£6,004,122	-£4,981,548	-£3,964,020	-£2,951,127	-£1,972,926	-£1,044,931	-£114,150	£813,844	£1,741,834	£2,672,621	£4,528,610
£425	-£8,218,521	£7,188,013	-£6,157,592	-£5,135,017	-£4,117,489	-£3,104,596	-£2,125,958	-£1,196,741	-£264,733	£664,483	£1,593,695	£2,525,708	£4,384,142
£450	-£8,371,990	-£7,341,482	-£6,311,061	-£5,288,486	-£4,270,959	-£3,258,066	-£2,278,990	-£1,348,550	-£415,317	£515,122	£1,445,556	£2,378,795	£4,239,674
£475	-£8,525,460	£7,494,951	-£6,464,531	£5,441,956	-£4,424,428	-£3,411,536	-£2,432,021	-£1,500,360	-£565,900	£365,761	£1,297,418	£2,231,882	£4,095,205
£500	-£8,678,930	-£7,648,421	-£6,618,000	-£5,595,425	-£4,577,898	-£3,565,005	-£2,585,053	-£1,652,169	-£716,484	£216,400	£1,149,279	£2,084,969	£3,950,737

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£3,000,000/ha)

DET NOTCO:	
EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values



BCIS MQ							Bath city - 3	Ba					
40% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11	Value Level 12	Value Level 13
CIL Test £ per sq. m.	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	£7,500
5.2 1551 2 por 54							Residual Land Valu	e (£)					
Indexed Rate £150.97	-£1,872,152	-£1,351,586	-£832,996	-£318,988	£182,574	£649,911	£1,113,968	£1,578,025	£2,043,472	£2,507,534	£2,971,591	£3,437,042	£4,365,156
£0	-£1,419,695	-£899,129	-£380,539	£125,167	£592,947	£1,058,398	£1,522,456	£1,986,509	£2,451,964	£2,916,021	£3,380,079	£3,845,529	£4,773,644
£25	-£1,494,620	-£974,054	-£455,464	£50,345	£518,704	£984,781	£1,449,463	£1,914,140	£2,380,222	£2,844,904	£3,309,585	£3,775,662	£4,705,026
£50	-£1,569,545	-£1,048,979	-£530,389	-£24,476	£444,461	£911,164	£1,376,470	£1,841,772	£2,308,480	£2,773,786	£3,239,092	£3,705,795	£4,636,408
£75	-£1,644,470	-£1,123,904	-£605,314	-£99,297	£370,217	£837,547	£1,303,478	£1,769,404	£2,236,738	£2,702,668	£3,168,599	£3,635,928	£4,567,789
£100	-£1,719,395	-£1,198,829	-£680,239	-£174,118	£295,974	£763,930	£1,230,485	£1,697,035	£2,164,996	£2,631,550	£3,098,105	£3,566,061	£4,499,171
£125	-£1,794,320	-£1,273,754	-£755,164	-£248,939	£221,731	£690,313	£1,157,492	£1,624,667	£2,093,254	£2,560,433	£3,027,612	£3,496,194	£4,430,553
£150	-£1,869,245	-£1,348,679	-£830,089	-£323,761	£147,487	£616,696	£1,084,499	£1,552,299	£2,021,511	£2,489,315	£2,957,119	£3,426,327	£4,361,934
£175	-£1,944,170	-£1,423,604	-£905,014	-£398,582	£73,244	£543,079	£1,011,507	£1,479,931	£1,949,769	£2,418,197	£2,886,625	£3,356,460	£4,293,316
£200	-£2,019,095	-£1,498,529	-£979,939	-£473,403	-£1,000	£469,461	£938,514	£1,407,562	£1,878,027	£2,347,080	£2,816,132	£3,286,593	£4,224,698
£225	-£2,094,020	-£1,573,454	-£1,054,864	-£548,224	-£75,243	£395,844	£865,521	£1,335,194	£1,806,285	£2,275,962	£2,745,639	£3,216,726	£4,156,080
£250	-£2,168,945	-£1,648,379	-£1,129,789	-£623,045	-£149,486	£322,227	£792,528	£1,262,826	£1,734,543	£2,204,844	£2,675,145	£3,146,859	£4,087,461
£275	-£2,243,870	-£1,723,304	-£1,204,714	-£697,867	-£223,730	£248,610	£719,536	£1,190,457	£1,662,801	£2,133,727	£2,604,652	£3,076,992	£4,018,843
£300	-£2,318,795	-£1,798,228	-£1,279,639	-£772,688	-£297,973	£174,993	£646,543	£1,118,089	£1,591,059	£2,062,609	£2,534,159	£3,007,125	£3,950,225
£325	-£2,393,720	-£1,873,153	-£1,354,564	-£847,509	-£372,216	£101,376	£573,550	£1,045,721	£1,519,317	£1,991,491	£2,463,666	£2,937,258	£3,881,607
£350	-£2,468,645	-£1,948,078	-£1,429,489	-£922,330	-£446,460	£27,759	£500,558	£973,353	£1,447,575	£1,920,374	£2,393,172	£2,867,391	£3,812,988
£375	-£2,543,570	-£2,023,003	-£1,504,414	-£997,152	-£520,703	-£45,858	£427,565	£900,984	£1,375,833	£1,849,256	£2,322,679	£2,797,524	£3,744,370
£400	-£2,618,495	-£2,097,928	-£1,579,339	-£1,071,973	-£594,947	-£119,475	£354,572	£828,616	£1,304,091	£1,778,138	£2,252,186	£2,727,657	£3,675,752
£425	-£2,693,419	-£2,172,853	-£1,654,264	-£1,146,794	-£669,190	-£193,093	£281,579	£756,248	£1,232,349	£1,707,020	£2,181,692	£2,657,790	£3,607,133
£450	-£2,768,344	-£2,247,778	-£1,729,189	-£1,221,615	-£743,433	-£266,710	£208,587	£683,879	£1,160,606	£1,635,903	£2,111,199	£2,587,923	£3,538,515
£475	-£2,843,269	-£2,322,703	-£1,804,114	-£1,296,436	-£817,677	-£340,327	£135,594	£611,511	£1,088,864	£1,564,785	£2,040,706	£2,518,055	£3,469,897
£500	-£2,918,194	-£2,397,628	-£1,879,039	-£1,371,258	-£891,920	-£413,944	£62,601	£539,143	£1,017,122	£1,493,667	£1,970,212	£2,448,188	£3,401,279
						· ·	Residual Land Valu	e (£ per hectare)					
Indexed Rate £150.97	-£3,255,917	-£2,350,585	-£1,448,689	-£554,762	£317,519	£1,130,279	£1,937,336	£2,744,392	£3,553,864	£4,360,928	£5,167,984	£5,977,464	£7,591,576
£0	-£2,469,035	-£1,563,703	-£661,808	£217,681	£1,031,213	£1,840,693	£2,647,749	£3,454,797	£4,264,285	£5,071,341	£5,878,398	£6,687,877	£8,301,990
£25	-£2,599,340	-£1,694,007	-£792,112	£87,557	£902,094	£1,712,663	£2,520,805	£3,328,940	£4,139,516	£4,947,658	£5,755,800	£6,566,369	£8,182,654
£50	-£2,729,644	-£1,824,311	-£922,416	-£42,567	£772,975	£1,584,633	£2,393,861	£3,203,082	£4,014,747	£4,823,975	£5,633,203	£6,444,862	£8,063,318
£75	-£2,859,948	-£1,954,616	-£1,052,721	-£172,690	£643,856	£1,456,604	£2,266,917	£3,077,224	£3,889,979	£4,700,292	£5,510,606	£6,323,354	£7,943,981
£100	-£2,990,252	-£2,084,920	-£1,183,025	-£302,814	£514,737	£1,328,574	£2,139,974	£2,951,366	£3,765,210	£4,576,610	£5,388,009	£6,201,846	£7,824,645
£125	-£3,120,557	-£2,215,224	-£1,313,329	-£432,938	£385,618	£1,200,544	£2,013,030	£2,825,508	£3,640,441	£4,452,927	£5,265,412	£6,080,338	£7,705,309
£150	-£3,250,861	-£2,345,528	-£1,443,634	-£563,062	£256,499	£1,072,514	£1,886,086	£2,699,650	£3,515,672	£4,329,244	£5,142,815	£5,958,830	£7,585,973
£175	-£3,381,165	-£2,475,833	-£1,573,938	-£693,186	£127,381	£944,484	£1,759,142	£2,573,792	£3,390,903	£4,205,561	£5,020,218	£5,837,322	£7,466,637
£200	-£3,511,469	-£2,606,137	-£1,704,242	-£823,310	-£1,738	£816,455	£1,632,198	£2,447,934	£3,266,134	£4,081,878	£4,897,621	£5,715,814	£7,347,301
£225	-£3,641,774	-£2,736,441	-£1,834,547	-£953,433	-£130,857	£688,425	£1,505,254	£2,322,077	£3,141,366	£3,958,195	£4,775,024	£5,594,306	£7,227,965
£250	-£3,772,078	-£2,866,745	-£1,964,851	-£1,083,557	-£259,976	£560,395	£1,378,310	£2,196,219	£3,016,597	£3,834,512	£4,652,427	£5,472,798	£7,108,628
£275	-£3,902,382	-£2,997,050	-£2,095,155	-£1,213,681	-£389,095	£432,365	£1,251,366	£2,070,361	£2,891,828	£3,710,829	£4,529,830	£5,351,290	£6,989,292
£300	-£4,032,686	-£3,127,354	-£2,225,460	-£1,343,805	-£518,214	£304,336	£1,124,423	£1,944,503	£2,767,059	£3,587,146	£4,407,233	£5,229,782	£6,869,956
£325	-£4,162,991	-£3,257,658	-£2,355,764	-£1,473,929	-£647,333	£176,306	£997,479	£1,818,645	£2,642,290	£3,463,463	£4,284,636	£5,108,274	£6,750,620
£350	-£4,293,295	-£3,387,962	-£2,486,068	-£1,604,053	-£776,452	£48,276	£870,535	£1,692,787	£2,517,521	£3,339,780	£4,162,039	£4,986,767	£6,631,284
£375	-£4,423,599	-£3,518,267	-£2,616,373	-£1,734,177	-£905,571	-£79,754	£743,591	£1,566,929	£2,392,753	£3,216,097	£4,039,442	£4,865,259	£6,511,948
£400	-£4,553,904	-£3,648,571	-£2,746,677	-£1,864,300	-£1,034,690	-£207,783	£616,647	£1,441,071	£2,267,984	£3,092,414	£3,916,845	£4,743,751	£6,392,612
£425	-£4,684,208	-£3,778,875	-£2,876,981	-£1,994,424	-£1,163,809	-£335,813	£489,703	£1,315,213	£2,143,215	£2,968,731	£3,794,247	£4,622,243	£6,273,275
£450	-£4,814,512	-£3,909,179	-£3,007,286	-£2,124,548	-£1,292,927	-£463,843	£362,759	£1,189,356	£2,018,446	£2,845,048	£3,671,650	£4,500,735	£6,153,939
£475	-£4,944,816	-£4,039,484	-£3,137,590	-£2,254,672	-£1,422,046	-£591,873	£235,815	£1,063,498	£1,893,677	£2,721,365	£3,549,053	£4,379,227	£6,034,603
£500	-£5,075,121	-£4,169,788	-£3,267,894	-£2,384,796	-£1,551,165	-£719,902	£108,872	£937,640	£1,768,908	£2,597,682	£3,426,456	£4,257,719	£5,915,267

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£3,000,000/ha)

EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values



BCIS UQ							Bath city - 3	h					
BCI3 UQ							Datii City - 3	) D					
40% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11	Value Level 12	Value Level 13
CIL Test £ per sq. m.	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	£7,500
							Residual Land Value	e (£)					
Indexed Rate £150.97	-£4,151,460	-£3,623,439	-£3,095,531	-£2,570,355	-£2,047,969	-£1,525,813	-£1,007,854	-£493,475	£20,703	£492,380	£956,437	£1,421,880	£2,350,000
£0	-£3,699,003	-£3,170,983	-£2,643,074	-£2,117,898	-£1,595,512	-£1,073,356	-£555,397	-£41,018	£436,810	£900,868	£1,364,919	£1,830,376	£2,758,484
£25	-£3,773,928	-£3,245,908	-£2,717,999	-£2,192,823	-£1,670,437	-£1,148,281	-£630,322	-£115,943	£362,357	£827,039	£1,291,714	£1,757,797	£2,687,154
£50	-£3,848,853	-£3,320,833	-£2,792,924	-£2,267,748	-£1,745,362	-£1,223,206	-£705,247	-£190.868	£287,903	£753,210	£1,218,509	£1,685,219	£2,615,825
£75	-£3,923,778	-£3,395,758	-£2,867,849	-£2,342,673	-£1,820,287	-£1,298,131	-£780,172	-£265,793	£213,450	£679.380	£1,145,305	£1,612,641	£2,544,495
£100	-£3,998,703	-£3,470,683	-£2,942,774	-£2,417,598	-£1,895,212	-£1,373,056	-£855,097	-£340,718	£138,996	£605,551	£1,072,100	£1,540,062	£2,473,165
£125	-£4,073,628	-£3,545,608	-£3,017,699	-£2,492,523	-£1,970,137	-£1,447,981	-£930,022	-£415,643	£64,543	£531,722	£998,896	£1,467,484	£2,401,836
£150	-£4,148,553	-£3,620,533	-£3,092,624	-£2,567,448	-£2,045,062	-£1,522,906	-£1,004,947	-£490,568	-£9,910	£457,893	£925,691	£1,394,905	£2,330,506
£175	-£4,223,478	-£3,695,458	-£3,167,548	-£2,642,373	-£2,119,987	-£1,597,831	-£1,079,872	-£565,493	-£84,364	£384,064	£852,486	£1,322,327	£2,259,177
£200	-£4,298,403	-£3,770,383	-£3,242,473	-£2,717,298	-£2,194,912	-£1,672,756	-£1,154,797	-£640,418	-£158,817	£310,235	£779,282	£1,249,749	£2,187,847
£225	-£4,373,328	-£3,845,308	-£3,317,398	-£2,792,223	-£2,269,837	-£1,747,681	-£1,229,722	-£715,343	-£233,271	£236,406	£706,077	£1,177,170	£2,116,518
£250	-£4,448,253	-£3,920,233	-£3,392,323	-£2,867,148	-£2,344,762	-£1,822,606	-£1,304,647	-£790,268	-£307,724	£162,577	£632,873	£1,104,592	£2,045,188
£275	-£4,523,178	-£3,995,158	-£3,467,248	-£2,942,073	-£2,419,687	-£1,897,531	-£1,379,572	-£865,193	-£382,178	£88,748	£559,668	£1,032,013	£1,973,858
£300	-£4,598,103	-£4,070,083	-£3,542,173	-£3,016,998	-£2,494,612	-£1,972,456	-£1,454,497	-£940,118	-£456,631	£14,919	£486,463	£959,435	£1,902,529
£325	-£4,673,028	-£4,145,008	-£3,617,098	-£3,091,923	-£2,569,537	-£2,047,381	-£1,529,422	-£1,015,043	-£531,085	-£58,910	£413,259	£886,856	£1,831,199
£350	-£4.747.952	-£4,219,933	-£3,692,023	-£3,166,848	-£2.644.462	-£2,122,306	-£1.604.347	-£1,089,968	-£605,538	-£132,739	£340,054	£814,278	£1,759,870
£375	-£4,822,877	-£4,294,858	-£3,766,948	-£3,241,773	-£2,719,387	-£2,197,231	-£1,679,272	-£1,164,893	-£679,991	-£206,568	£266,850	£741.700	£1,688,540
£400	-£4,897,802	-£4,369,783	-£3,841,873	-£3,316,698	-£2,794,312	-£2,272,156	-£1,754,197	-£1,239,818	-£754,445	-£280,397	£193,645	£669,121	£1,617,211
£425	-£4,972,727	-£4,444,708	-£3,916,798	-£3,391,623	-£2,869,236	-£2,347,081	-£1,829,122	-£1,314,743	-£828,898	-£354,227	£120,440	£596,543	£1,545,881
£450	-£5,047,652	-£4,519,633	-£3,991,723	-£3,466,548	-£2,944,161	-£2,422,006	-£1,904,047	-£1,389,668	-£903,352	-£428,056	£47,236	£523,964	£1,474,551
£475	-£5,122,577	-£4,594,558	-£4,066,648	-£3,541,473	-£3,019,086	-£2,496,931	-£1,978,972	-£1,464,593	-£977,805	-£501,885	-£25,969	£451,386	£1,403,222
£500	-£5,197,502	-£4,669,483	-£4,141,573	-£3,616,398	-£3,094,011	-£2,571,856	-£2,053,897	-£1,539,518	-£1,052,259	-£575,714	-£99,173	£378,807	£1,331,892
72.00		,,	, , , , , , , , , , , , , , , , , , , ,	,.	,	12 /2 /222	Residual Land Value		, , , , , , , , , , , , , , , , , , , ,				, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Indexed Rate £150.97	-£7,219,931	-£6,301,633	-£5,383,532	-£4,470,182	-£3,561,686	-£2,653,589	-£1,752,790	-£858,218	£36,005	£856,313	£1,663,369	£2,472,835	£4,086,957
£0	-£6,433,049	-£5,514,752	-£4,596,650	-£3,683,302	-£2,774,804	-£1,866,707	-£965,908	-£71,336	£759.670	£1,566,726	£2,373,772	£3,183,262	£4,797,363
£25	-£6,563,354	-£5,645,057	-£4,726,954	-£3,813,606	-£2,905,108	-£1,997,011	-£1,096,213	-£201,641	£630,186	£1,438,328	£2,246,459	£3,057,039	£4,673,312
£50	-£6,693,658	-£5,775,361	-£4,857,259	-£3,943,910	-£3,035,413	-£2,127,315	-£1,226,517	-£331,945	£500,702	£1,309,930	£2,119,147	£2,930,816	£4,549,260
£75	-£6,823,962	-£5,905,665	-£4,987,563	-£4,074,214	-£3,165,717	-£2,257,620	-£1,356,821	-£462,249	£371,217	£1,181,531	£1,991,835	£2,804,592	£4,425,209
£100	-£6,954,266	-£6,035,970	-£5,117,867	-£4,204,519	-£3,296,021	-£2,387,924	-£1,487,126	-£592,554	£241,733	£1,053,133	£1,864,522	£2,678,369	£4,301,157
£125	-£7,084,571	-£6,166,274	-£5,248,171	-£4,334,823	-£3,426,325	-£2,518,228	-£1,617,430	-£722,858	£112,249	£924,734	£1,737,210	£2,552,146	£4,177,106
£150	-£7,214,875	-£6,296,579	-£5,378,476	-£4,465,127	-£3,556,630	-£2,648,532	-£1,747,734	-£853,162	-£17,235	£796,336	£1,609,898	£2,425,922	£4,053,054
£175	-£7,345,179	-£6,426,883	-£5,508,780	-£4,595,431	-£3,686,934	-£2,778,837	-£1,878,038	-£983,467	-£146,720	£667,938	£1,482,585	£2,299,699	£3,929,003
£200	-£7,475,483	-£6,557,187	-£5,639,084	-£4,725,736	-£3,817,238	-£2,909,141	-£2,008,343	-£1,113,771	-£276,204	£539,539	£1,355,273	£2,173,476	£3,804,952
£225	-£7,605,787	-£6,687,492	£5,769,388	-£4,856,040	-£3,947,542	-£3,039,445	-£2,138,647	-£1,244,075	-£405,688	£411,141	£1,227,960	£2,047,252	£3,680,900
£250	-£7,736,092	-£6,817,796	-£5,899,693	-£4,986,344	-£4,077,847	-£3,169,750	-£2,268,951	-£1,374,380	-£535,173	£282,743	£1,100,648	£1,921,029	£3,556,849
£275	-£7,866,396	£6,948,101	-£6,029,997	-£5,116,649	-£4,208,151	-£3,300,054	£2,399,256	-£1,504,684	-£664,657	£154,344	£973,336	£1,794,806	£3,432,797
£300	-£7,996,700	£7,078,405	-£6,160,301	-£5,246,953	-£4,338,455	-£3,430,358	£2,529,560	-£1,634,988	-£794,141	£25,946	£846,023	£1,668,582	£3,308,746
£325	-£8,127,004	£7,208,709	-£6,290,606	-£5,377,257	-£4,468,759	-£3,560,662	-£2,659,864	-£1,765,293	-£923,625	-£102,453	£718,711	£1,542,359	£3,184,694
£350	-£8,257,309	£7,339,014	-£6,420,910	-£5,507,561	-£4,599,064	-£3,690,967	-£2,790,168	-£1,895,597	£1,053,110	-£230,851	£591,399	£1,416,136	£3,060,643
£375	-£8,387,613	-£7,469,318	-£6,551,214	-£5,637,866	-£4,729,368	-£3,821,271	-£2,920,473	-£2,025,901	-£1,182,594	-£359,249	£464,086	£1,289,912	£2,936,592
£400	-£8,517,917	£7,599,623	-£6,681,518	-£5,768,170	-£4,859,672	£3,951,575	£3,050,777	-£2,156,206	-£1,312,078	-£487,648	£336,774	£1,163,689	£2,812,540
£425	-£8,648,221	£7,729,927	-£6,811,823	-£5,898,474	-£4,989,976	-£4,081,879	£3,181,081	-£2,286,510	-£1,441,562	-£616,046	£209,462	£1,037,466	£2,688,489
£450	-£8.778.526	£7,860,231	£6,942,127	-£6,028,778	-£5,120,281	-£4,212,184	-£3,311,386	-£2,416,814	£1,571,047	-£744.444	£82.149	£911.242	£2,564,437
£475	-£8,908,830	-£7,990,536	-£7,072,431	-£6,159,083	-£5,250,585	-£4,342,488	-£3,441,690	-£2,547,119	-£1,700,531	-£872,843	-£45,163	£785,019	£2,440,386

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£3.000.000/ha)

#### BLV Notes:

221 1101001	
EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values



Bath and North East Somerset Council - Local Plan Viability Assessment (Stage 1 - Preliminary Report) - Appendix 2: Residential Indications: Table 2e: 200 Flats PDL - Bath City (AH tested as 75%SR / 25%SO)

Davida manuf Carnania	200
Development Scenario	Flats
Typical Site Type	PDL
Site Density (dph)*	150.00
Net Land Area (ha)	1.33
Gross Land Area (ha)	1.73

\*based on residential net developable area

BCIS MQ							Bath city - 1	а					
20% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11	Value Level 12	Value Level 13
CIL Test £ per sq. m.	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	£7,500
							Residual Land Value	e (£ per hectare)					
Indexed Rate £150.97	-£8,120,499	-£6,395,032	-£4,675,193	-£2,974,554	-£1,290,862	£375,668	£1,968,957	£3,562,247	£5,160,321	£6,753,610	£8,346,899	£9,944,973	£13,131,552
£0	-£6,511,765	-£4,786,301	-£3,066,456	-£1,365,817	£301,017	£1,899,091	£3,492,380	£5,085,669	£6,683,743	£8,277,033	£9,870,322	£11,468,396	£14,654,974
£25	-£6,778,165	-£5,052,701	-£3,332,856	-£1,632,217	£34,828	£1,634,020	£3,228,425	£4,822,829	£6,422,022	£8,016,427	£9,610,831	£11,210,024	£14,398,833
£50	-£7,044,565	-£5,319,101	-£3,599,256	-£1,898,617	-£231,362	£1,368,950	£2,964,470	£4,559,990	£6,160,301	£7,755,821	£9,351,341	£10,951,652	£14,142,692
£75	-£7,310,965	-£5,585,501	-£3,865,656	-£2,165,017	-£497,551	£1,103,879	£2,700,514	£4,297,150	£5,898,580	£7,495,215	£9,091,850	£10,693,280	£13,886,551
£100	-£7,577,365	-£5,851,901	-£4,132,056	-£2,431,417	-£763,740	£838,809	£2,436,559	£4,034,310	£5,636,858	£7,234,609	£8,832,359	£10,434,908	£13,630,409
£125	-£7,843,765	-£6,118,301	-£4,398,456	-£2,697,817	-£1,029,929	£573,738	£2,172,604	£3,771,470	£5,375,137	£6,974,003	£8,572,869	£10,176,536	£13,374,268
£150	-£8,110,165	-£6,384,701	-£4,664,856	-£2,964,217	-£1,296,118	£308,668	£1,908,649	£3,508,630	£5,113,416	£6,713,397	£8,313,378	£9,918,164	£13,118,127
£175	-£8,376,565	-£6,651,101	-£4,931,256	-£3,230,617	-£1,562,307	£43,597	£1,644,694	£3,245,790	£4,851,695	£6,452,791	£8,053,888	£9,659,792	£12,861,985
£200	-£8,642,965	-£6,917,501	-£5,197,656	-£3,497,017	-£1,828,497	-£221,473	£1,380,738	£2,982,950	£4,589,973	£6,192,185	£7,794,397	£9,401,420	£12,605,844
£225	-£8,909,365	-£7,183,900	-£5,464,056	-£3,763,417	-£2,094,686	-£486,544	£1,116,783	£2,720,110	£4,328,252	£5,931,579	£7,534,906	£9,143,048	£12,349,703
£250	-£9,175,765	-£7,450,300	-£5,730,456	-£4,029,817	-£2,360,875	-£751,614	£852,828	£2,457,270	£4,066,531	£5,670,973	£7,275,416	£8,884,676	£12,093,562
£275	-£9,442,165	-£7,716,700	-£5,996,856	-£4,296,217	-£2,627,064	-£1,016,685	£588,873	£2,194,431	£3,804,810	£5,410,367	£7,015,925	£8,626,305	£11,837,420
£300	-£9,708,565	-£7,983,100	-£6,263,256	-£4,562,617	-£2,893,253	-£1,281,755	£324,918	£1,931,591	£3,543,088	£5,149,761	£6,756,434	£8,367,933	£11,581,279
£325	-£9,974,965	-£8,249,500	-£6,529,656	-£4,829,017	-£3,159,442	-£1,546,826	£60,962	£1,668,751	£3,281,367	£4,889,155	£6,496,944	£8,109,561	£11,325,138
£350	-£10,241,365	-£8,515,900	-£6,796,056	-£5,095,417	-£3,425,632	-£1,811,896	-£202,993	£1,405,911	£3,019,646	£4,628,549	£6,237,453	£7,851,189	£11,068,996
£375	-£10,507,765	-£8,782,300	-£7,062,456	-£5,361,817	-£3,691,821	-£2,076,967	-£466,948	£1,143,071	£2,757,925	£4,367,943	£5,977,963	£7,592,817	£10,812,855
£400	-£10,774,166	-£9,048,700	-£7,328,856	-£5,628,217	-£3,958,010	-£2,342,037	-£730,903	£880,231	£2,496,203	£4,107,338	£5,718,472	£7,334,445	£10,556,714
£425	-£11,040,566	-£9,315,100	-£7,595,256	-£5,894,617	-£4,224,199	-£2,607,108	-£994,858	£617,391	£2,234,482	£3,846,732	£5,458,981	£7,076,073	£10,300,573
£450	-£11,306,966	-£9,581,500	-£7,861,656	-£6,161,017	-£4,490,388	-£2,872,178	-£1,258,814	£354,551	£1,972,761	£3,586,126	£5,199,491	£6,817,701	£10,044,431
£475 £500	-£11,573,366	-£9,847,900	-£8,128,056	-£6,427,417	-£4,756,577	-£3,137,249	-£1,522,769	£91,711 -£171,129	£1,711,040 £1,449,318	£3,325,520 £3,064,914	£4,940,000	£6,559,329	£9,788,290 £9,532,149
£500	-£11,839,766	-£10,114,300	-£8,394,456	-£6,693,817	-£5,022,767	-£3,402,320	-£1,786,724	,	£1,449,318	£3,064,914	£4,680,510	£6,300,957	£9,532,149
			I	l	I	I	Residual Land Value	e (£ per nectare)				l e	
Indexed Rate £150.97	-£4,684,903	-£3,689,442	-£2,697,226	-£1,716,089	-£744,728	£216,732	£1,135,937	£2,055,142	£2,977,108	£3,896,313	£4,815,519	£5,737,485	£7,575,895
£0	-£3,756,787	-£2,761,327	-£1,769,109	-£787,972	£173,664	£1,095,629	£2,014,835	£2,934,040	£3,856,006	£4,775,211	£5,694,416	£6,616,382	£8,454,793
£25	-£3,910,480	-£2,915,020	-£1,922,802	-£941,664	£20,093	£942,704	£1,862,553	£2,782,402	£3,705,013	£4,624,862	£5,544,710	£6,467,322	£8,307,019
£50	-£4,064,172	-£3,068,712	-£2,076,494	-£1,095,356	-£133,478	£789,779	£1,710,271	£2,630,763	£3,554,020	£4,474,512	£5,395,004	£6,318,261	£8,159,245
£75	-£4,217,864	-£3,222,404	-£2,230,186	-£1,249,048	-£287,048	£636,853	£1,557,989	£2,479,125	£3,403,027	£4,324,162	£5,245,298	£6,169,200	£8,011,472
£100	-£4,371,557	-£3,376,096	-£2,383,879	£1,402,741	-£440,619	£483,928	£1,405,707	£2,327,486	£3,252,034	£4,173,813	£5,095,592	£6,020,139	£7,863,698
£125	-£4,525,249	£3,529,789	-£2,537,571	-£1,556,433	-£594,190	£331,003	£1,253,425	£2,175,848	£3,101,041	£4,023,463	£4,945,886	£5,871,079	£7,715,924
£150	-£4,678,941	£3,683,481	-£2,691,263	£1,710,125	-£747,761	£178,077	£1,101,144	£2,024,210	£2,950,048	£3,873,114	£4,796,180	£5,722,018	£7,568,150
£175	-£4,832,634	-£3,837,173	-£2,844,956	-£1,863,818	-£901,331	£25,152	£948,862	£1,872,571	£2,799,055	£3,722,764	£4,646,474	£5,572,957	£7,420,376
£200	-£4,986,326	£3,990,866	-£2,998,648	-£2,017,510	-£1,054,902	-£127,773	£796,580	£1,720,933	£2,648,062	£3,572,414	£4,496,767	£5,423,896	£7,272,602
£225	-£5,140,018	-£4,144,558	-£3,152,340	-£2,171,202	-£1,208,473	-£280,698	£644,298	£1,569,294	£2,497,069	£3,422,065	£4,347,061	£5,274,836	£7,124,829
£250	-£5,293,711	-£4,298,250	-£3,306,032	-£2,324,895	-£1,362,043	-£433,624	£492,016	£1,417,656	£2,346,076	£3,271,715	£4,197,355	£5,125,775	£6,977,055
£275	-£5,447,403	-£4,451,943	-£3,459,725	-£2,478,587	-£1,515,614	-£586,549	£339,734	£1,266,018	£2,195,082	£3,121,366	£4,047,649	£4,976,714	£6,829,281
£300	-£5,601,095	-£4,605,635	-£3,613,417	-£2,632,279	-£1,669,185	-£739,474	£187,452	£1,114,379	£2,044,089	£2,971,016	£3,897,943	£4,827,653	£6,681,507
£325	-£5,754,788	-£4,759,327	-£3,767,109	-£2,785,972	-£1,822,755	-£892,400	£35,171	£962,741	£1,893,096	£2,820,667	£3,748,237	£4,678,593	£6,533,733
£350	-£5,908,480	-£4,913,019	-£3,920,802	-£2,939,664	-£1,976,326	-£1,045,325	-£117,111	£811,102	£1,742,103	£2,670,317	£3,598,531	£4,529,532	£6,385,959
£375	-£6,062,172	-£5,066,712	-£4,074,494	-£3,093,356	-£2,129,897	-£1,198,250	-£269,393	£659,464	£1,591,110	£2,519,967	£3,448,825	£4,380,471	£6,238,186
£400	-£6,215,865	-£5,220,404	-£4,228,186	-£3,247,048	-£2,283,467	-£1,351,175	-£421,675	£507,826	£1,440,117	£2,369,618	£3,299,118	£4,231,410	£6,090,412
£425	-£6,369,557	-£5,374,096	-£4,381,878	-£3,400,741	-£2,437,038	-£1,504,101	-£573,957	£356,187	£1,289,124	£2,219,268	£3,149,412	£4,082,350	£5,942,638
£450 £475	-£6,523,249	-£5,527,789	-£4,535,571	-£3,554,433	-£2,590,609	-£1,657,026	-£726,239	£204,549	£1,138,131	£2,068,919	£2,999,706	£3,933,289	£5,794,864
£475 £500	-£6,676,942	-£5,681,481	-£4,689,263	-£3,708,125	-£2,744,179	-£1,809,951	-£878,520	£52,910	£987,138	£1,918,569	£2,850,000	£3,784,228	£5,647,090
£500	-£6,830,634	-£5,835,173	-£4,842,955	-£3,861,818	-£2,897,750	-£1,962,877	-£1,030,802	-£98,728	£836,145	£1,768,219	£2,700,294	£3,635,168	£5,499,317

# Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£3,000,000/ha)

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EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values



DOIC HO							Dath aite. 4	<b>L</b>					
BCIS UQ							Bath city - 1	D					
20% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11	Value Level 12	Value Level 13
CIL Test £ per sq. m.	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	£7,500
							Residual Land Value	e (£)					
Indexed Rate £150.97	-£13,505,814	-£11,758,821	-£10,014,909	-£8,283,544	-£6,560,603	-£4,842,156	-£3,141,777	-£1,457,402	£217,960	£1,811,249	£3,404,539	£5,002,613	£8,189,191
£0	-£11,897,080	-£10,150,085	-£8,406,173	-£6,674,817	-£4,951,867	-£3,233,420	-£1,533,041	£143,309	£1,741,383	£3,334,672	£4,927,961	£6,526,035	£9,712,614
£25	-£12,163,480	-£10,416,485	-£8,672,573	-£6,941,217	-£5,218,267	-£3,499,820	-£1,799,441	-£122,991	£1,476,202	£3,070,607	£4,665,011	£6,264,204	£9,453,013
£50	-£12,429,881	-£10,682,885	-£8,938,973	-£7,207,617	-£5,484,667	-£3,766,220	-£2,065,841	-£389,290	£1,211,021	£2,806,541	£4,402,061	£6,002,372	£9,193,412
£75	-£12,696,281	-£10,949,285	-£9,205,373	-£7,474,017	-£5,751,067	-£4,032,620	-£2,332,241	-£655,590	£945,840	£2,542,475	£4,139,111	£5,740,540	£8,933,811
£100	-£12,962,681	-£11,215,685	-£9,471,773	-£7,740,417	-£6,017,467	-£4,299,020	-£2,598,641	-£921,889	£680,659	£2,278,410	£3,876,160	£5,478,709	£8,674,210
£125	-£13,229,081	-£11,482,085	-£9,738,173	-£8,006,817	-£6,283,867	-£4,565,420	-£2,865,041	-£1,188,189	£415,478	£2,014,344	£3,613,210	£5,216,877	£8,414,609
£150	-£13,495,481	-£11,748,485	-£10,004,573	-£8,273,217	-£6,550,267	-£4,831,820	-£3,131,441	-£1,454,489	£150,297	£1,750,278	£3,350,260	£4,955,045	£8,155,008
£175	-£13,761,881	-£12,014,885	-£10,270,973	-£8,539,617	-£6,816,667	-£5,098,220	-£3,397,841	-£1,720,788	-£114,884	£1,486,213	£3,087,309	£4,693,214	£7,895,407
£200	-£14,028,281	-£12,281,285	-£10,537,373	-£8,806,017	-£7,083,067	-£5,364,620	-£3,664,241	-£1,987,088	-£380,065	£1,222,147	£2,824,359	£4,431,382	£7,635,806
£225	-£14,294,681	-£12,547,685	-£10,803,773	-£9,072,417	-£7,349,467	-£5,631,020	-£3,930,641	-£2,253,387	-£645,246	£958,082	£2,561,409	£4,169,550	£7,376,205
£250	-£14,561,081	-£12,814,085	-£11,070,173	-£9,338,817	-£7,615,867	-£5,897,420	-£4,197,041	-£2,519,687	-£910,426	£694,016	£2,298,458	£3,907,719	£7,116,604
£275	-£14,827,481	-£13,080,485	-£11,336,573	-£9,605,217	-£7,882,267	-£6,163,820	-£4,463,441	-£2,785,987	-£1,175,607	£429,950	£2,035,508	£3,645,887	£6,857,003
£300	-£15,093,881	-£13,346,885	-£11,602,973	-£9,871,617	-£8,148,667	-£6,430,220	-£4,729,841	-£3,052,286	-£1,440,788	£165,885	£1,772,558	£3,384,055	£6,597,402
£325	-£15,360,282	-£13,613,285	-£11,869,373	-£10,138,017	-£8,415,067	-£6,696,620	-£4,996,241	-£3,318,586	-£1,705,969	-£98,181	£1,509,607	£3,122,224	£6,337,801
£350	-£15,626,682	-£13,879,685	-£12,135,773	-£10,404,417	-£8,681,467	-£6,963,020	-£5,262,641	-£3,584,885	-£1,971,150	-£362,247	£1,246,657	£2,860,392	£6,078,200
£375	-£15,893,082	-£14,146,085	-£12,402,173	-£10,670,817	-£8,947,867	-£7,229,420	-£5,529,041	-£3,851,185	-£2,236,331	-£626,312	£983,707	£2,598,560	£5,818,599
£400	-£16,159,482	-£14,412,485	-£12,668,573	-£10,937,217	-£9,214,267	-£7,495,820	-£5,795,441	-£4,117,485	-£2,501,512	-£890,378	£720,756	£2,336,729	£5,558,998
£425	-£16,425,882	-£14,678,885	-£12,934,973	-£11,203,617	-£9,480,667	-£7,762,220	-£6,061,841	-£4,383,784	-£2,766,693	-£1,154,443	£457,806	£2,074,897	£5,299,397
£450	-£16,692,282	-£14,945,285	-£13,201,373	-£11,470,017	-£9,747,067	-£8,028,620	-£6,328,241	-£4,650,084	-£3,031,874	-£1,418,509	£194,856	£1,813,065	£5,039,796
£475	-£16,958,682	-£15,211,685	-£13,467,773	-£11,736,417	-£10,013,467	-£8,295,020	-£6,594,641	-£4,916,383	-£3,297,055	-£1,682,575	-£68,095	£1,551,234	£4,780,195
£500	-£17,225,082	-£15,478,085	-£13,734,173	-£12,002,817	-£10,279,867	-£8,561,420	-£6,861,041	-£5,182,683	-£3,562,236	-£1,946,640	-£331,045	£1,289,402	£4,520,594
							Residual Land Value	e (£ per hectare)					
Indexed Rate £150.97	-£7,791,816	-£6,783,935	-£5,777,832	-£4,778,967	-£3,784,963	-£2,793,552	-£1,812,564	-£840,809	£125,746	£1,044,952	£1,964,157	£2,886,123	£4,724,533
£0	-£6,863,700	-£5,855,818	-£4,849,715	-£3,850,856	-£2,856,846	-£1,865,435	-£884,447	£82,678	£1,004,644	£1,923,849	£2,843,055	£3,765,020	£5,603,431
£25	-£7,017,393	-£6,009,511	-£5,003,407	-£4,004,548	-£3,010,539	-£2,019,127	-£1,038,139	-£70,956	£851,655	£1,771,504	£2,691,353	£3,613,964	£5,453,661
£50	-£7,171,085	-£6,163,203	-£5,157,100	-£4,158,241	-£3,164,231	-£2,172,819	-£1,191,831	-£224,591	£698,666	£1,619,158	£2,539,650	£3,462,907	£5,303,892
£75	-£7,324,777	-£6,316,895	-£5,310,792	-£4,311,933	-£3,317,923	-£2,326,512	-£1,345,524	-£378,225	£545,677	£1,466,813	£2,387,948	£3,311,850	£5,154,122
£100	-£7,478,470	-£6,470,587	-£5,464,484	-£4,465,625	-£3,471,615	-£2,480,204	-£1,499,216	-£531,859	£392,688	£1,314,467	£2,236,246	£3,160,794	£5,004,352
£125	-£7,632,162	-£6,624,280	-£5,618,177	-£4,619,318	-£3,625,308	-£2,633,896	-£1,652,908	-£685,494	£239,699	£1,162,122	£2,084,544	£3,009,737	£4,854,582
£150	-£7,785,854	-£6,777,972	-£5,771,869	-£4,773,010	-£3,779,000	-£2,787,588	-£1,806,601	-£839,128	£86,710	£1,009,776	£1,932,842	£2,858,680	£4,704,812
£175	£7,939,547	-£6,931,664	-£5,925,561	-£4,926,702	-£3,932,692	-£2,941,281	-£1,960,293	-£992,762	-£66,279	£857,430	£1,781,140	£2,707,623	£4,555,042
£200	-£8,093,239	-£7,085,357	-£6,079,254	£5,080,395	-£4,086,385	-£3,094,973	-£2,113,985	-£1,146,397	-£219,268	£705,085	£1,629,438	£2,556,567	£4,405,273
£225	-£8,246,931	-£7,239,049	-£6,232,946	-£5,234,087	-£4,240,077	-£3,248,665	-£2,267,678	-£1,300,031	-£372,257	£552,739	£1,477,736	£2,405,510	£4,255,503
£250	-£8,400,624	-£7,392,741	-£6,386,638	-£5,387,779	-£4,393,769	-£3,402,358	-£2,421,370	-£1,453,666	-£525,246	£400,394	£1,326,034	£2,254,453	£4,105,733
£275	-£8,554,316	-£7,546,434	-£6,540,330	-£5,541,471	-£4,547,462	-£3,556,050	-£2,575,062	-£1,607,300	-£678,235	£248,048	£1,174,332	£2,103,396	£3,955,963
£300	-£8,708,009	-£7,700,126	-£6,694,023	-£5,695,164	-£4,701,154	-£3,709,742	-£2,728,754	-£1,760,934	-£831,224	£95,703	£1,022,629	£1,952,340	£3,806,193
£325	-£8,861,701	-£7,853,818	-£6,847,715	-£5,848,856	-£4,854,846	-£3,863,435	-£2,882,447	-£1,914,569	-£984,213	-£56,643	£870,927	£1,801,283	£3,656,424
£350	-£9,015,393	-£8,007,510	-£7,001,407	-£6,002,548	-£5,008,538	-£4,017,127	-£3,036,139	-£2,068,203	-£1,137,202	-£208,988	£719,225	£1,650,226	£3,506,654
£375	-£9,169,086	-£8,161,203	-£7,155,100	-£6,156,241	-£5,162,231	-£4,170,819	-£3,189,831	-£2,221,837	-£1,290,191	-£361,334	£567,523	£1,499,169	£3,356,884
£400	-£9,322,778	-£8,314,895	-£7,308,792	-£6,309,933	-£5,315,923	-£4,324,511	-£3,343,524	-£2,375,472	-£1,443,180	-£513,680	£415,821	£1,348,113	£3,207,114
£425	-£9,476,470	-£8,468,587	-£7,462,484	-£6,463,625	-£5,469,615	-£4,478,204	-£3,497,216	-£2,529,106	-£1,596,169	-£666,025	£264,119	£1,197,056	£3,057,344
£450	-£9,630,163	-£8,622,280	-£7,616,177	-£6,617,318	-£5,623,308	-£4,631,896	-£3,650,908	-£2,682,741	-£1,749,158	-£818,371	£112,417	£1,045,999	£2,907,574
£475	-£9,783,855	-£8,775,972	-£7,769,869	-£6,771,010	-£5,777,000	-£4,785,588	-£3,804,601	-£2,836,375	-£1,902,147	-£970,716	-£39,285	£894,943	£2,757,805
£500	-£9,937,547	-£8,929,664	-£7,923,561	-£6,924,702	-£5,930,692	-£4,939,281	-£3,958,293	-£2,990,009	-£2,055,136	-£1,123,062	-£190,987	£743,886	£2,608,035

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£3,000,000/ha)

BET NOTES:	
EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values



BCIS MQ		Bath city - 2a											
30% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11	Value Level 12	Value Level 13
CIL Test £ per sq. m.	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	£7,500
5.2 1551 2 por 54							Residual Land Valu	e (£)					
Indexed Rate £150.97	-£9,171,327	-£7,605,415	-£6,042,738	-£4,493,742	-£2,956,036	-£1,429,119	£86,244	£1,525,819	£2,969,717	£4,409,291	£5,848,866	£7,292,764	£10,171,915
£0	-£7,763,686	-£6,197,773	-£4,635,097	-£3,086,098	-£1,548,392	-£21,474	£1,419,239	£2,858,814	£4,302,712	£5,742,286	£7,181,861	£8,625,759	£11,504,910
£25	-£7,996,786	-£6,430,873	-£4,868,197	-£3,319,198	-£1,781,492	-£254,574	£1,187,133	£2,627,715	£4,072,624	£5,513,206	£6,953,788	£8,398,697	£11,279,864
£50	-£8,229,886	-£6,663,973	-£5,101,297	-£3,552,298	-£2,014,592	-£487,674	£955,026	£2,396,616	£3,842,536	£5,284,126	£6,725,716	£8,171,635	£11,054,817
£75	-£8,462,986	-£6,897,073	-£5,334,397	-£3,785,398	-£2,247,692	-£720,774	£722,920	£2,165,518	£3,612,448	£5,055,045	£6,497,643	£7,944,573	£10,829,771
£100	-£8,696,086	-£7,130,173	-£5,567,497	-£4,018,498	-£2,480,792	-£953,874	£490,813	£1,934,419	£3,382,360	£4,825,965	£6,269,571	£7,717,511	£10,604,725
£125	-£8,929,186	-£7,363,273	-£5,800,597	-£4,251,598	-£2,713,892	-£1,186,974	£258,707	£1,703,320	£3,152,272	£4,596,885	£6,041,498	£7,490,450	£10,379,678
£150	-£9,162,286	-£7,596,374	-£6,033,697	-£4,484,698	-£2,946,992	-£1,420,074	£26,600	£1,472,221	£2,922,183	£4,367,804	£5,813,426	£7,263,388	£10,154,632
£175	-£9,395,386	-£7,829,474	-£6,266,797	-£4,717,798	-£3,180,092	-£1,653,174	-£205,506	£1,241,123	£2,692,095	£4,138,724	£5,585,353	£7,036,326	£9,929,585
£200	-£9,628,487	-£8,062,574	-£6,499,897	-£4,950,898	-£3,413,192	-£1,886,274	-£437,613	£1,010,024	£2,462,007	£3,909,644	£5,357,280	£6,809,264	£9,704,539
£225	-£9,861,587	-£8,295,674	-£6,732,997	-£5,183,998	-£3,646,292	-£2,119,374	-£669,719	£778,925	£2,231,919	£3,680,564	£5,129,208	£6,582,202	£9,479,493
£250	-£10,094,687	-£8,528,774	-£6,966,097	-£5,417,098	-£3,879,392	-£2,352,474	-£901,825	£547,826	£2,001,831	£3,451,483	£4,901,135	£6,355,140	£9,254,446
£275	-£10,327,787	-£8,761,874	-£7,199,197	-£5,650,198	-£4,112,492	-£2,585,574	-£1,133,932	£316,728	£1,771,743	£3,222,403	£4,673,063	£6,128,079	£9,029,400
£300	-£10,560,887	-£8,994,974	-£7,432,297	-£5,883,298	-£4,345,592	-£2,818,674	-£1,366,038	£85,629	£1,541,655	£2,993,323	£4,444,990	£5,901,017	£8,804,353
£325	-£10,793,987	-£9,228,074	-£7,665,397	-£6,116,398	-£4,578,692	-£3,051,773	-£1,598,145	-£145,470	£1,311,567	£2,764,242	£4,216,917	£5,673,955	£8,579,307
£350	-£11,027,087	-£9,461,174	-£7,898,497	-£6,349,498	-£4,811,792	-£3,284,873	-£1,830,251	-£376,569	£1,081,479	£2,535,162	£3,988,845	£5,446,893	£8,354,261
£375	-£11,260,187	-£9,694,274	-£8,131,597	-£6,582,598	-£5,044,892	-£3,517,973	-£2,062,358	-£607,667	£851,391	£2,306,082	£3,760,772	£5,219,831	£8,129,214
£400	-£11,493,287	-£9,927,374	-£8,364,697	-£6,815,698	-£5,277,992	-£3,751,073	-£2,294,464	-£838,766	£621,303	£2,077,001	£3,532,700	£4,992,769	£7,904,168
£425	-£11,726,388	-£10,160,474	-£8,597,797	-£7,048,798	-£5,511,092	-£3,984,173	-£2,526,571	-£1,069,865	£391,215	£1,847,921	£3,304,627	£4,765,708	£7,679,121
£450	-£11,959,488	-£10,393,574	-£8,830,897	-£7,281,898	-£5,744,192	-£4,217,273	-£2,758,677	-£1,300,964	£161,127	£1,618,841	£3,076,555	£4,538,646	£7,454,075
£475	-£12,192,588	-£10,626,674	-£9,063,997	-£7,514,998	-£5,977,292	-£4,450,373	-£2,990,784	-£1,532,062	-£68,961	£1,389,760	£2.848.482	£4,311,584	£7,229,029
£500	-£12,425,688	-£10,859,774	-£9,297,097	-£7,748,098	-£6,210,392	-£4,683,473	-£3,222,890	-£1,763,161	-£299,049	£1,160,680	£2,620,409	£4,084,522	£7,003,982
	312,123,000	2.0,000,000	1 20,20: ,00:	1 21,1110,000	1 20,2 10,002	2.,000,110	Residual Land Valu			, , , , , , , , , , , , , , , , , , , ,	,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Indexed Rate £150.97	-£5,291,150	-£4,387,739	-£3,486,195	-£2,592,543	-£1,705,406	-£824,492	£49,756	£880,280	£1,713,298	£2,543,822	£3,374,346	£4,207,364	£5,868,413
£0	-£4,479,049	-£3,575,638	-£2,674,094	-£1,780,441	-£893,303	-£12,389	£818,792	£1,649,316	£2,482,334	£3,312,858	£4,143,381	£4,976,399	£6,637,448
£25	-£4,613,530	-£3,710,119	-£2,808,575	-£1,914,922	-£1,027,784	-£146,870	£684,884	£1,515,989	£2,349,591	£3,180,696	£4,011,801	£4,845,402	£6,507,614
£50	-£4,748,011	-£3,844,600	-£2,943,056	-£2,049,403	-£1,162,265	-£281,351	£550,977	£1,382,663	£2,216,847	£3,048,534	£3,880,221	£4,714,405	£6,377,779
£75	-£4,882,492	-£3,979,081	-£3,077,537	-£2,183,883	-£1,296,745	-£415,831	£417,069	£1,249,337	£2,084,104	£2,916,372	£3,748,640	£4,583,408	£6,247,945
£100	-£5,016,973	-£4,113,562	-£3,212,017	-£2,318,364	-£1,431,226	-£550,312	£283,162	£1,116,011	£1,951,361	£2,784,211	£3,617,060	£4,452,410	£6,118,110
£125	-£5,151,454	-£4,248,042	-£3,346,498	-£2,452,845	-£1,565,707	-£684,793	£149,254	£982,685	£1,818,618	£2,652,049	£3,485,480	£4,321,413	£5,988,276
£150	-£5,285,934	-£4,382,523	-£3,480,979	-£2,587,326	-£1,700,188	-£819,273	£15,346	£849,358	£1,685,875	£2,519,887	£3,353,899	£4,190,416	£5,858,441
£175	-£5,420,415	-£4,517,004	-£3,615,460	-£2,721,806	-£1,834,669	-£953,754	-£118,561	£716,032	£1,553,132	£2,387,725	£3,222,319	£4,059,419	£5,728,607
£200	-£5,554,896	-£4,651,485	-£3,749,940	-£2,856,287	-£1,969,149	-£1,088,235	-£252,469	£582,706	£1,420,389	£2,255,564	£3,090,739	£3,928,422	£5,598,773
£225	-£5,689,377	-£4,785,966	-£3,884,421	-£2,990,768	-£2,103,630	-£1,222,716	-£386,376	£449,380	£1,287,646	£2,123,402	£2,959,158	£3,797,424	£5,468,938
£250	-£5,823,858	-£4,920,446	-£4,018,902	-£3,125,249	-£2,238,111	-£1,357,196	-£520,284	£316,054	£1,154,903	£1,991,240	£2,827,578	£3,666,427	£5,339,104
£275	-£5,958,339	-£5,054,927	-£4,153,383	-£3,259,729	-£2,372,592	-£1,491,677	-£654,191	£182,727	£1,022,160	£1,859,079	£2,695,998	£3,535,430	£5,209,269
£300	-£6,092,819	-£5,189,408	-£4,287,864	-£3,394,210	-£2,507,072	-£1,626,158	-£788,099	£49,401	£889,417	£1,726,917	£2,564,417	£3,404,433	£5,079,435
£325	-£6,227,300	-£5,323,889	-£4,422,344	-£3,528,691	-£2,641,553	-£1,760,639	-£922,007	-£83,925	£756,673	£1,594,755	£2,432,837	£3,273,436	£4,949,600
£350	-£6,361,781	-£5,458,370	-£4,556,825	-£3,663,172	-£2,776,034	-£1,895,119	-£1,055,914	-£217,251	£623,930	£1,462,593	£2,301,257	£3,142,438	£4,819,766
£375	-£6,496,262	-£5,592,850	-£4,691,306	-£3,797,652	-£2,910,515	-£2,029,600	-£1,189,822	-£350,577	£491,187	£1,330,432	£2,169,676	£3,011,441	£4,689,931
£400	-£6,630,743	-£5,727,331	-£4,825,787	-£3,932,133	-£3,044,995	-£2,164,081	-£1,323,729	-£483,904	£358,444	£1,198,270	£2,038,096	£2,880,444	£4,560,097
£425	-£6,765,224	-£5,861,812	-£4,960,267	-£4,066,614	-£3,179,476	-£2,298,561	-£1,457,637	-£617,230	£225,701	£1,066,108	£1,906,516	£2,749,447	£4,430,262
£450	-£6,899,704	-£5,996,293	-£5,094,748	-£4,201,095	-£3,313,957	-£2,433,042	-£1,591,544	-£750,556	£92,958	£933,947	£1,774,935	£2,618,450	£4,300,428
£475	-£7,034,185	-£6,130,774	-£5,229,229	-£4,335,576	-£3,448,438	-£2,567,523	-£1,725,452	-£883,882	-£39,785	£801,785	£1,643,355	£2,487,452	£4,170,593
£500	-£7,168,666	-£6,265,254	-£5,363,710	-£4,470,056	-£3,582,919	-£2,702,004	-£1,859,360	-£1,017,208	-£172,528	£669,623	£1,511,775	£2,356,455	£4,040,759

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£3,000,000/ha)

EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values



BCIS UQ							Both situ. 2	)h					
BCIS UQ							Bath city - 2	מו					
20% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11	Value Level 12	Value Level 13
CIL Test £ per sq. m.	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	£7,500
							Residual Land Value	e (£)					
Indexed Rate £150.97	-£14,549,958	-£12,966,383	-£11,383,195	-£9,812,894	-£8,248,149	-£6,685,390	-£5,135,223	-£3,594,324	-£2,062,579	-£542,386	£925,952	£2,369,850	£5,248,999
£0	-£13,142,314	-£11,558,742	-£9,975,551	-£8,405,233	-£6,840,507	-£5,277,746	-£3,727,578	-£2,186,679	-£654,935	£819,372	£2,258,947	£3,702,845	£6,581,994
£25	-£13,375,414	-£11,791,842	-£10,208,651	-£8,638,333	-£7,073,607	-£5,510,846	-£3,960,678	-£2,419,779	-£888,035	£586,846	£2,027,428	£3,472,337	£6,353,502
£50	-£13,608,514	-£12,024,942	-£10,441,751	-£8,871,434	-£7,306,707	-£5,743,946	-£4,193,778	-£2,652,879	-£1,121,135	£354,319	£1,795,910	£3,241,829	£6,125,009
£75	-£13,841,614	-£12,258,042	-£10,674,851	-£9,104,534	-£7,539,807	-£5,977,046	-£4,426,878	-£2,885,979	-£1,354,234	£121,793	£1,564,391	£3,011,321	£5,896,517
£100	-£14,074,714	-£12,491,142	-£10,907,951	-£9,337,634	-£7,772,907	-£6,210,146	-£4,659,978	-£3,119,079	-£1,587,334	-£110,733	£1,332,872	£2,780,813	£5,668,024
£125	-£14,307,814	-£12,724,242	-£11,141,051	-£9,570,734	-£8,006,007	-£6,443,246	-£4,893,078	-£3,352,179	-£1,820,434	-£343,260	£1,101,353	£2,550,305	£5,439,532
£150	-£14,540,914	-£12,957,342	-£11,374,151	-£9,803,834	-£8,239,107	-£6,676,346	-£5,126,178	-£3,585,279	-£2,053,534	-£575,786	£869,835	£2,319,797	£5,211,039
£175	-£14,774,014	-£13,190,442	-£11,607,251	-£10,036,935	-£8,472,207	-£6,909,446	-£5,359,278	-£3,818,379	-£2,286,634	-£808,313	£638,316	£2,089,289	£4,982,547
£200	-£15,007,114	-£13,423,542	-£11,840,351	-£10,270,035	-£8,705,307	-£7,142,546	-£5,592,378	-£4,051,479	-£2,519,734	-£1,040,839	£406,797	£1,858,781	£4,754,054
£225	-£15,240,214	-£13,656,642	-£12,073,451	-£10,503,135	-£8,938,407	-£7,375,646	-£5,825,478	-£4,284,579	-£2,752,834	-£1,273,365	£175,279	£1,628,273	£4,525,562
£250	-£15,473,314	-£13,889,743	-£12,306,551	-£10,736,235	-£9,171,507	-£7,608,746	-£6,058,578	-£4,517,679	-£2,985,934	-£1,505,892	-£56,240	£1,397,765	£4,297,069
£275	-£15,706,414	-£14,122,843	-£12,539,651	-£10,969,335	-£9,404,607	-£7,841,846	-£6,291,678	-£4,750,779	-£3,219,034	-£1,738,418	-£287,759	£1,167,257	£4,068,577
£300	-£15,939,514	-£14,355,943	-£12,772,751	-£11,202,436	-£9,637,707	-£8,074,946	-£6,524,778	-£4,983,879	-£3,452,134	-£1,970,945	-£519,277	£936,749	£3,840,084
£325	-£16,172,614	-£14,589,043	-£13,005,850	-£11,435,536	-£9,870,807	-£8,308,046	-£6,757,878	-£5,216,979	-£3,685,234	-£2,203,471	-£750,796	£706,241	£3,611,592
£350	-£16,405,714	-£14,822,143	-£13,238,950	-£11,668,636	-£10,103,907	-£8,541,146	-£6,990,978	-£5,450,079	-£3,918,334	-£2,435,997	-£982,315	£475,733	£3,383,099
£375	-£16,638,814	-£15,055,243	-£13,472,050	-£11,901,736	-£10,337,007	-£8,774,246	-£7,224,078	-£5,683,179	-£4,151,434	-£2,668,524	-£1,213,833	£245,225	£3,154,607
£400	-£16,871,914	-£15,288,343	-£13,705,150	-£12,134,836	-£10,570,107	-£9,007,346	-£7,457,178	-£5,916,279	-£4,384,534	-£2,901,050	-£1,445,352	£14,718	£2,926,114
£425	-£17,105,014	-£15,521,443	-£13,938,250	-£12,367,937	-£10,803,207	-£9,240,446	-£7,690,278	-£6,149,379	-£4,617,634	-£3,133,577	-£1,676,871	-£215,790	£2,697,622
£450	-£17,338,114	-£15,754,543	-£14,171,350	-£12,601,037	-£11,036,307	-£9,473,546	-£7,923,378	-£6,382,479	-£4,850,734	-£3,366,103	-£1,908,390	-£446,298	£2,469,129
£475	-£17,571,214	-£15,987,643	-£14,404,450	-£12,834,137	-£11,269,407	-£9,706,646	-£8,156,478	-£6,615,579	-£5,083,834	-£3,598,629	-£2,139,908	-£676,806	£2,240,637
£500	-£17,804,314	-£16,220,743	-£14,637,550	-£13,067,237	-£11,502,507	-£9,939,746	-£8,389,578	-£6,848,679	-£5,316,934	-£3,831,156	-£2,371,427	-£907,314	£2,012,144
							Residual Land Value	e (£ per hectare)					
Indexed Rate £150.97	-£8,394,207	-£7,480,605	-£6,567,228	-£5,661,285	-£4,758,548	-£3,856,956	-£2,962,628	-£2,073,648	-£1,189,949	-£312,915	£534,203	£1,367,221	£3,028,269
£0	-£7,582,104	-£6,668,505	-£5,755,125	-£4,849,173	-£3,946,446	-£3,044,853	-£2,150,526	-£1,261,546	-£377,847	£472,715	£1,303,239	£2,136,257	£3,797,304
£25	-£7,716,585	-£6,802,986	-£5,889,606	-£4,983,654	-£4,080,927	-£3,179,334	-£2,285,007	-£1,396,027	-£512,328	£338,565	£1,169,670	£2,003,271	£3,665,482
£50	-£7,851,066	-£6,937,466	-£6,024,087	-£5,118,135	-£4,215,408	-£3,313,815	-£2,419,488	-£1,530,507	-£646,808	£204,415	£1,036,102	£1,870,286	£3,533,659
£75	-£7,985,546	-£7,071,947	-£6,158,568	-£5,252,616	-£4,349,889	-£3,448,296	-£2,553,968	-£1,664,988	-£781,289	£70,265	£902,533	£1,737,301	£3,401,837
£100	-£8,120,027	-£7,206,428	-£6,293,048	-£5,387,097	-£4,484,369	-£3,582,776	-£2,688,449	-£1,799,469	-£915,770	-£63,885	£768,965	£1,604,315	£3,270,014
£125	-£8,254,508	£7,340,909	-£6,427,529	-£5,521,577	-£4,618,850	-£3,717,257	-£2,822,930	-£1,933,950	-£1,050,251	-£198,034	£635,396	£1,471,330	£3,138,191
£150	£8,388,989	-£7,475,390	-£6,562,010	-£5,656,058	-£4,753,331	-£3,851,738	-£2,957,411	-£2,068,430	-£1,184,731	-£332,184	£501,828	£1,338,344	£3,006,369
£175	-£8,523,470	-£7,609,871	-£6,696,491	-£5,790,539	-£4,887,812	-£3,986,219	-£3,091,891	-£2,202,911	-£1,319,212	-£466,334	£368,259	£1,205,359	£2,874,546
£200	-£8,657,950	-£7,744,351	-£6,830,971	-£5,925,020	-£5,022,292	-£4,120,699	-£3,226,372	-£2,337,392	-£1,453,693	-£600,484	£234,691	£1,072,374	£2,742,724
£225	-£8,792,431	-£7,878,832	-£6,965,452	-£6,059,501	-£5,156,773	-£4,255,180	-£3,360,853	-£2,471,873	-£1,588,174	-£734,634	£101,122	£939,388	£2,610,901
£250	-£8,926,912	-£8,013,313	£7,099,933	-£6,193,982	-£5,291,254	-£4,389,661	-£3,495,334	-£2,606,353	-£1,722,654	-£868,784	-£32,446	£806,403	£2,479,078
£275	-£9,061,393	-£8,147,794	-£7,234,414	-£6,328,463	-£5,425,735	-£4,524,142	-£3,629,814	-£2,740,834	-£1,857,135	-£1,002,934	-£166,015	£673,418	£2,347,256
£300	-£9,195,873	-£8,282,275	-£7,368,895	-£6,462,944	-£5,560,215	-£4,658,622	-£3,764,295	-£2,875,315	-£1,991,616	-£1,137,083	-£299,583	£540,432	£2,215,433
£325	-£9,330,354	-£8,416,755	-£7,503,375	-£6,597,424	-£5,694,696	-£4,793,103	-£3,898,776	-£3,009,796	-£2,126,097	-£1,271,233	-£433,152	£407,447	£2,083,611
£350	-£9,464,835	-£8,551,236	-£7,637,856	-£6,731,905	-£5,829,177	-£4,927,584	-£4,033,257	-£3,144,277	-£2,260,577	-£1,405,383	-£566,720	£274,462	£1,951,788
£375	-£9,599,316	-£8,685,717	-£7,772,337	-£6,866,386	-£5,963,658	-£5,062,065	-£4,167,737	-£3,278,757	-£2,395,058	-£1,539,533	-£700,289	£141,476	£1,819,965
£400	-£9,733,796	-£8,820,198	-£7,906,818	-£7,000,867	-£6,098,139	-£5,196,546	-£4,302,218	-£3,413,238	-£2,529,539	-£1,673,683	-£833,857	£8,491	£1,688,143
£425	-£9,868,277	-£8,954,679	-£8,041,298	-£7,135,348	-£6,232,619	-£5,331,026	-£4,436,699	-£3,547,719	-£2,664,020	-£1,807,833	-£967,425	-£124,494	£1,556,320
£450	-£10,002,758	-£9,089,160	-£8,175,779	-£7,269,829	-£6,367,100	-£5,465,507	-£4,571,180	-£3,682,200	-£2,798,500	-£1,941,982	-£1,100,994	-£257,480	£1,424,498
£475	-£10,137,239	-£9,223,640	-£8,310,260	-£7,404,310	-£6,501,581	-£5,599,988	-£4,705,661	-£3,816,680	-£2,932,981	-£2,076,132	-£1,234,562	-£390,465	£1,292,675
£500	-£10,271,719	-£9,358,121	-£8,444,741	-£7,538,791	-£6,636,062	-£5,734,469	-£4,840,141	-£3,951,161	-£3,067,462	-£2,210,282	-£1,368,131	-£523,451	£1,160,852

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£3,000,000/ha)

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EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values



BCIS MQ							Bath city - 3	Ba					
40% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11	Value Level 12	Value Level 13
CIL Test £ per sq. m.	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	£7,500
012 100t 2 por 04. III.							Residual Land Valu	e (£)					
								`					
Indexed Rate £150.97	-£10,235,661	-£8,831,236	-£7,428,581	-£6,036,284	-£4,651,236	-£3,270,481	-£1,906,129	-£548,347	£742,847	£1,968,681	£3,194,514	£4,424,029	£6,875,697
£0	-£9,029,111	-£7,624,685	-£6,222,031	-£4.829.735	-£3.444.684	-£2.063.941	-£699,577	£602,633	£1,832,148	£3.057.981	£4,283,815	£5,513,330	£7,964,997
£25	-£9,228,911	-£7,824,485	-£6,421,831	-£5,029,535	-£3,644,484	-£2,263,741	-£899,377	£403,527	£1,634,697	£2,862,180	£4,089,663	£5,320,832	£7,775,798
£50	-£9,428,711	-£8,024,285	-£6,621,631	-£5,229,335	-£3,844,284	-£2,463,541	-£1,099,177	£204,422	£1,437,246	£2,666,378	£3,895,510	£5,128,334	£7,586,598
£75	-£9,628,511	-£8,224,085	-£6,821,431	-£5,429,135	-£4.044.084	-£2,663,341	-£1,298,977	£5.317	£1,239,795	£2,470,576	£3.701.358	£4.935.836	£7,397,399
£100	-£9,828,311	-£8,423,885	-£7,021,231	-£5,628,935	-£4,243,884	-£2,863,141	-£1,498,777	-£193,788	£1,042,344	£2,274,775	£3,507,206	£4,743,339	£7,208,200
£125	-£10,028,112	-£8,623,685	-£7,221,031	-£5,828,735	-£4,443,684	-£3,062,941	-£1,698,577	-£392,894	£844,893	£2,078,973	£3,313,053	£4,550,841	£7,019,000
£150	-£10,227,912	-£8,823,485	-£7,420,831	-£6,028,535	-£4,643,484	-£3,262,741	-£1,898,376	-£591,999	£647,441	£1.883.171	£3.118.901	£4.358.343	£6.829.801
£175	-£10,427,712	-£9,023,285	-£7,620,631	-£6,228,335	-£4,843,284	-£3,462,541	-£2,098,176	-£791,104	£449,990	£1,687,369	£2,924,749	£4,165,845	£6,640,602
£200	-£10,627,512	-£9,223,085	-£7,820,431	-£6,428,135	-£5,043,084	-£3,662,341	-£2,297,976	-£990,210	£252,539	£1,491,568	£2,730,596	£3,973,347	£6,451,402
£225	-£10,827,312	-£9,422,885	-£8,020,231	-£6,627,935	-£5,242,884	-£3,862,141	-£2,497,776	-£1,189,315	£55,088	£1,295,766	£2,536,444	£3,780,850	£6,262,203
£250	-£11,027,112	-£9,622,685	-£8,220,031	-£6,827,735	-£5,442,684	-£4,061,941	-£2,697,576	-£1,388,420	-£142,363	£1,099,964	£2,342,291	£3,588,352	£6.073.004
£275	-£11,226,912	-£9,822,485	-£8,419,831	-£7,027,535	-£5,642,484	-£4,261,741	-£2,897,376	-£1,587,526	-£339,814	£904.163	£2,148,139	£3,395,854	£5.883.804
£300	-£11,426,712	-£10,022,285	-£8,619,631	-£7,227,335	-£5,842,284	-£4,461,541	-£3,097,176	-£1,786,631	-£537,265	£708,361	£1,953,987	£3,203,356	£5,694,605
£325	-£11,626,512	-£10,222,085	-£8,819,431	-£7,427,135	-£6,042,084	-£4,661,341	-£3,296,976	-£1,985,736	-£734,716	£512,559	£1,759,834	£3,010,859	£5,505,406
£350	-£11,826,312	-£10,421,885	-£9,019,231	-£7,626,935	-£6,241,884	-£4,861,141	-£3,496,776	-£2.184.841	-£932.167	£316.758	£1,565,682	£2.818.361	£5,316,206
£375	-£12,026,113	-£10,621,685	-£9,219,032	-£7,826,735	-£6,441,684	-£5,060,941	-£3,696,576	-£2,383,947	-£1,129,618	£120,956	£1,371,530	£2,625,863	£5,127,007
£400	-£12,225,913	-£10,821,485	-£9,418,832	-£8,026,535	-£6,641,484	-£5,260,741	-£3,896,376	-£2,583,052	-£1,327,069	-£74,846	£1,177,377	£2,433,365	£4,937,808
£425	-£12,425,713	-£11,021,285	-£9,618,632	-£8,226,335	-£6,841,284	-£5,460,541	-£4,096,176	-£2,782,157	-£1,524,520	-£270.647	£983,225	£2,240,867	£4,748,608
£450	-£12,625,513	-£11,221,085	-£9,818,432	-£8,426,135	-£7,041,084	-£5,660,341	-£4,295,976	-£2,981,263	£1,721,971	-£466,449	£789,073	£2,048,370	£4,559,409
£475	-£12,825,313	-£11,420,885	-£10,018,232	-£8,625,935	-£7,240,884	-£5,860,141	-£4,495,776	-£3,180,368	-£1,919,422	-£662,251	£594,920	£1,855,872	£4,370,210
£500	-£13,025,113	-£11,620,685	-£10,218,032	-£8,825,735	-£7,440,684	-£6,059,941	-£4,695,576	-£3,379,473	-£2,116,873	-£858,052	£400,768	£1,663,374	£4,181,010
		, , , , , , , , , , , , , , , , , , , ,		,	,, .,	,,.	Residual Land Valu	e (£ per hectare)	, ,	, ,	<u>, , , , , , , , , , , , , , , , , , , </u>	, , ,	
Indexed Rate £150.97	-£5,905,189	-£5,094,944	-£4,285,720	-£3,482,472	-£2,683,405	-£1,886,816	-£1,099,690	-£316,354	£428,566	£1,135,777	£1,842,989	£2,552,325	£3,966,748
£0	-£5,209,102	-£4,398,857	-£3,589,633	-£2,786,386	-£1,987,318	-£1,190,735	-£403,602	£347,673	£1,057,008	£1,764,220	£2,471,432	£3,180,767	£4,595,191
£25	-£5,324,372	-£4,514,126	-£3,704,902	-£2,901,655	-£2,102,587	-£1,306,004	-£518,871	£232,804	£943,094	£1,651,257	£2,359,421	£3,069,711	£4,486,037
£50	-£5,439,641	-£4,629,395	-£3,820,172	-£3,016,924	-£2,217,856	-£1,421,274	-£634,140	£117,936	£829,180	£1,538,295	£2,247,410	£2,958,654	£4,376,884
£75	-£5,554,910	-£4,744,664	-£3,935,441	-£3,132,193	-£2,333,125	-£1,536,543	-£749,410	£3,067	£715,266	£1,425,332	£2,135,399	£2,847,598	£4,267,730
£100	-£5,670,180	-£4,859,934	-£4,050,710	-£3,247,462	-£2,448,394	-£1,651,812	-£864,679	-£111,801	£601,352	£1,312,370	£2,023,388	£2,736,542	£4,158,577
£125	-£5,785,449	-£4,975,203	-£4,165,979	-£3,362,732	-£2,563,664	-£1,767,081	-£979,948	-£226,669	£487,438	£1,199,407	£1,911,377	£2,625,485	£4,049,423
£150	-£5,900,718	-£5,090,472	-£4,281,249	-£3,478,001	-£2,678,933	-£1,882,350	-£1,095,217	-£341,538	£373,524	£1,086,445	£1,799,366	£2,514,429	£3,940,270
£175	-£6,015,988	-£5,205,741	-£4,396,518	-£3,593,270	-£2,794,202	-£1,997,620	-£1,210,486	-£456,406	£259,610	£973,482	£1,687,355	£2,403,372	£3,831,116
£200	-£6,131,257	-£5,321,011	-£4,511,787	-£3,708,539	-£2,909,471	-£2,112,889	-£1,325,756	-£571,275	£145,696	£860,520	£1,575,344	£2,292,316	£3,721,963
£225	-£6,246,526	-£5,436,280	-£4,627,057	-£3,823,809	-£3,024,741	-£2,228,158	-£1,441,025	-£686,143	£31,782	£747,557	£1,463,333	£2,181,259	£3,612,809
£250	-£6,361,795	-£5,551,549	-£4,742,326	-£3,939,078	-£3,140,010	-£2,343,427	-£1,556,294	-£801,012	-£82,132	£634,595	£1,351,322	£2,070,203	£3,503,656
£275	-£6,477,065	-£5,666,818	-£4,857,595	-£4,054,347	-£3,255,279	-£2,458,697	-£1,671,563	-£915,880	-£196,046	£521,632	£1,239,311	£1,959,147	£3,394,503
£300	-£6,592,334	-£5,782,088	-£4,972,864	-£4,169,616	-£3,370,548	-£2,573,966	-£1,786,832	-£1,030,749	-£309,960	£408,670	£1,127,300	£1,848,090	£3,285,349
£325	-£6,707,603	-£5,897,357	-£5,088,134	-£4,284,886	-£3,485,818	-£2,689,235	-£1,902,102	-£1,145,617	-£423,874	£295,707	£1,015,289	£1,737,034	£3,176,196
£350	-£6,822,873	-£6,012,626	-£5,203,403	-£4,400,155	-£3,601,087	-£2,804,504	-£2,017,371	-£1,260,485	-£537,788	£182,745	£903,278	£1,625,977	£3,067,042
£375	-£6,938,142	-£6,127,895	-£5,318,672	-£4,515,424	-£3,716,356	-£2,919,774	-£2,132,640	-£1,375,354	-£651,703	£69,782	£791,267	£1,514,921	£2,957,889
£400	-£7,053,411	-£6,243,165	-£5,433,941	-£4,630,693	-£3,831,625	-£3,035,043	-£2,247,909	-£1,490,222	-£765,617	-£43,180	£679,256	£1,403,865	£2,848,735
£425	-£7,168,680	-£6,358,434	-£5,549,211	-£4,745,963	-£3,946,894	-£3,150,312	-£2,363,178	-£1,605,091	-£879,531	-£156,143	£567,245	£1,292,808	£2,739,582
£450	-£7,283,950	-£6,473,703	-£5,664,480	-£4,861,232	-£4,062,164	-£3,265,581	-£2,478,448	-£1,719,959	-£993,445	-£269,105	£455,234	£1,181,752	£2,630,428
£475	-£7,399,219	-£6,588,972	£5,779,749	-£4,976,501	-£4,177,433	-£3,380,850	-£2,593,717	-£1,834,828	-£1,107,359	-£382,068	£343,223	£1,070,695	£2,521,275
£500	-£7,514,488	-£6,704,241	-£5,895,018	-£5,091,770	-£4,292,702	-£3,496,120	-£2,708,986	-£1,949,696	-£1,221,273	-£495,030	£231,212	£959,639	£2,412,121

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Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£3,000,000/ha)

EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values



BCIS UQ							Both situ. 2	lh.					
BCIS UQ	Bath city - 3b												
40% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11	Value Level 12	Value Level 13
CIL Test £ per sq. m.	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	£7,500
	Residual Land Value (£)												
Indexed Rate £150.97	-£15,605,609	-£14,187,366	-£12,768,845	-£11,359,031	-£9,955,320	-£8,551,263	-£7,156,465	-£5,769,008	-£4,383,513	-£3,010,097	-£1,648,993	-£287,134	£2,299,647
£0	-£14,399,058	-£12,980,817	-£11,562,295	-£10,152,479	-£8,748,770	-£7,344,712	-£5,949,917	-£4,562,458	-£3,176,961	-£1,803,545	-£442,441	£870,660	£3,442,214
£25	-£14,598,858	-£13,180,618	-£11,762,095	-£10,352,279	-£8,948,570	-£7,544,512	-£6,149,717	-£4,762,258	-£3,376,761	-£2,003,345	-£642,241	£671,470	£3,244,823
£50	-£14,798,658	-£13,380,418	-£11,961,895	-£10,552,079	-£9,148,370	-£7,744,312	-£6,349,517	-£4,962,058	-£3,576,561	-£2,203,144	-£842,041	£472,279	£3,047,433
£75	-£14,998,458	-£13,580,218	-£12,161,695	-£10,751,879	-£9,348,170	-£7,944,112	-£6,549,317	-£5,161,858	-£3,776,361	-£2,402,944	-£1,041,841	£273,089	£2,850,043
£100	-£15,198,258	-£13,780,018	-£12,361,495	-£10,951,679	-£9,547,970	-£8,143,912	-£6,749,117	-£5,361,658	-£3,976,161	-£2,602,744	-£1,241,641	£73,898	£2,652,653
£125	-£15,398,058	-£13,979,818	-£12,561,296	-£11,151,479	-£9,747,770	-£8,343,712	-£6,948,917	-£5,561,458	-£4,175,961	-£2,802,544	-£1,441,441	-£125,292	£2,455,263
£150	-£15,597,858	-£14,179,618	-£12,761,096	-£11,351,279	-£9,947,570	-£8,543,512	-£7,148,717	-£5,761,258	-£4,375,761	-£3,002,343	-£1,641,240	-£324,483	£2,257,872
£175	-£15,797,658	-£14,379,418	-£12,960,896	-£11,551,079	-£10,147,371	-£8,743,312	-£7,348,517	-£5,961,058	-£4,575,561	-£3,202,143	-£1,841,040	-£523,673	£2,060,482
£200	-£15,997,459	-£14,579,218	-£13,160,696	-£11,750,879	-£10,347,171	-£8,943,112	-£7,548,318	-£6,160,858	-£4,775,361	-£3,401,943	-£2,040,840	-£722,864	£1,863,092
£225	-£16,197,259	-£14,779,019	-£13,360,496	-£11,950,679	-£10,546,971	-£9,142,913	-£7,748,118	-£6,360,658	-£4,975,161	-£3,601,743	-£2,240,640	-£922,054	£1,665,702
£250	-£16,397,059	-£14,978,819	-£13,560,296	-£12,150,479	-£10,746,771	-£9,342,713	-£7,947,918	-£6,560,458	-£5,174,961	-£3,801,542	-£2,440,440	-£1,121,245	£1,468,311
£275	-£16,596,859	-£15,178,619	-£13,760,096	-£12,350,279	-£10,946,571	-£9,542,513	-£8,147,718	-£6,760,258	-£5,374,761	-£4,001,342	-£2,640,240	-£1,320,435	£1,270,921
£300	-£16,796,659	-£15,378,419	-£13,959,896	-£12,550,079	-£11,146,371	-£9,742,313	-£8,347,518	-£6,960,058	-£5,574,561	-£4,201,142	-£2,840,040	-£1,519,626	£1,073,531
£325	-£16,996,459	-£15,578,219	-£14,159,696	-£12,749,879	-£11,346,171	-£9,942,113	-£8,547,318	-£7,159,858	-£5,774,361	-£4,400,942	-£3,039,840	-£1,718,816	£876,141
£350	-£17,196,259	-£15,778,019	-£14,359,496	-£12,949,679	-£11,545,971	-£10,141,913	-£8,747,118	-£7,359,658	-£5,974,161	-£4,600,741	-£3,239,640	-£1,918,007	£678,751
£375	-£17,396,059	-£15,977,819	-£14,559,296	-£13,149,479	-£11,745,771	-£10,341,713	-£8,946,918	-£7,559,458	-£6,173,961	-£4,800,541	-£3,439,440	-£2,117,197	£481,360
£400	-£17,595,859	-£16,177,619	-£14,759,096	-£13,349,279	-£11,945,572	-£10,541,513	-£9,146,718	-£7,759,258	-£6,373,761	-£5,000,341	-£3,639,240	-£2,316,388	£283,970
£425	-£17,795,659	-£16,377,420	-£14,958,897	-£13,549,079	-£12,145,372	-£10,741,313	-£9,346,518	-£7,959,058	-£6,573,561	-£5,200,141	-£3,839,040	-£2,515,578	£86,580
£450	-£17,995,459	-£16,577,220	-£15,158,697	-£13,748,879	-£12,345,172	-£10,941,113	-£9,546,318	-£8,158,858	-£6,773,361	-£5,399,941	-£4,038,840	-£2,714,769	-£110,810
£475	-£18,195,259	-£16,777,020	-£15,358,497	-£13,948,679	-£12,544,972	-£11,140,913	-£9,746,118	-£8,358,658	-£6,973,161	-£5,599,740	-£4,238,640	-£2,913,959	-£308,201
£500	-£18,395,059	-£16,976,820	-£15,558,297	-£14,148,479	-£12,744,772	-£11,340,713	-£9,945,918	-£8,558,458	-£7,172,961	-£5,799,540	-£4,438,440	-£3,113,150	-£505,591
							Residual Land Value	e (£ per hectare)					
Indexed Rate £150.97	-£9,003,236	-£8,185,019	-£7,366,641	-£6,553,287	-£5,743,454	-£4,933,421	-£4,128,730	-£3,328,274	-£2,528,950	-£1,736,594	-£951,342	-£165,654	£1,326,719
£0	-£8,307,149	-£7,488,933	-£6,670,555	-£5,857,199	-£5,047,367	-£4,237,334	-£3,432,645	-£2,632,187	-£1,832,862	-£1,040,507	-£255,254	£502,304	£1,985,893
£25	-£8,422,418	-£7,604,202	-£6,785,824	-£5,972,469	-£5,162,636	-£4,352,603	-£3,547,914	-£2,747,456	-£1,948,131	-£1,155,776	-£370,523	£387,387	£1,872,014
£50	-£8,537,687	-£7,719,472	-£6,901,093	-£6,087,738	-£5,277,906	-£4,467,872	-£3,663,183	-£2,862,726	-£2,063,401	-£1,271,045	-£485,793	£272,469	£1,758,135
£75	-£8,652,957	-£7,834,741	-£7,016,363	-£6,203,007	-£5,393,175	-£4,583,142	-£3,778,452	-£2,977,995	-£2,178,670	-£1,386,314	-£601,062	£157,551	£1,644,256
£100	-£8,768,226	-£7,950,010	-£7,131,632	-£6,318,276	-£5,508,444	-£4,698,411	-£3,893,722	-£3,093,264	-£2,293,939	-£1,501,583	-£716,331	£42,634	£1,530,377
£125	-£8,883,495	-£8,065,280	-£7,246,901	-£6,433,546	-£5,623,714	-£4,813,680	-£4,008,991	-£3,208,533	-£2,409,208	-£1,616,852	-£831,600	-£72,284	£1,416,498
£150	-£8,998,764	-£8,180,549	-£7,362,171	-£6,548,815	-£5,738,983	-£4,928,949	-£4,124,260	-£3,323,803	-£2,524,477	-£1,732,121	-£946,870	-£187,202	£1,302,619
£175	-£9,114,034	-£8,295,818	-£7,477,440	-£6,664,084	-£5,854,252	-£5,044,219	-£4,239,529	-£3,439,072	-£2,639,747	-£1,847,390	-£1,062,139	-£302,119	£1,188,740
£200	-£9,229,303	-£8,411,088	-£7,592,709	-£6,779,353	-£5,969,522	-£5,159,488	-£4,354,799	-£3,554,341	-£2,755,016	-£1,962,659	-£1,177,408	-£417,037	£1,074,861
£225	-£9,344,572	-£8,526,357	£7,707,978	-£6,894,622	-£6,084,791	-£5,274,757	-£4,470,068	-£3,669,610	-£2,870,285	-£2,077,928	-£1,292,677	-£531,954	£960,982
£250	-£9,459,842	-£8,641,626	-£7,823,248	-£7,009,892	-£6,200,060	-£5,390,026	-£4,585,337	-£3,784,880	-£2,985,554	-£2,193,198	-£1,407,946	-£646,872	£847,103
£275	-£9,575,111	-£8,756,895	-£7,938,517	-£7,125,161	-£6,315,329	-£5,505,296	-£4,700,606	-£3,900,149	-£3,100,824	-£2,308,467	-£1,523,216	-£761,790	£733,224
£300	-£9,690,380	-£8,872,165	-£8,053,786	£7,240,430	-£6,430,599	-£5,620,565	-£4,815,876	-£4,015,418	-£3,216,093	-£2,423,736	-£1,638,485	-£876,707	£619,345
£325	-£9,805,649	£8,987,434	-£8,169,056	£7,355,699	-£6,545,868	-£5,735,834	-£4,931,145	-£4,130,687	-£3,331,362	-£2,539,005	-£1,753,754	-£991,625	£505,466
£350	-£9,920,919	£9,102,703	-£8,284,325	£7,470,969	-£6,661,137	£5,851,103	£5,046,414	-£4,245,956	-£3,446,631	-£2,654,274	-£1,869,023	-£1,106,542	£391,587
£375	-£10,036,188	-£9,217,973	£8,399,594	-£7,586,238	-£6,776,407	-£5,966,373	-£5,161,683	-£4,361,226	-£3,561,901	-£2,769,543	-£1,984,292	-£1,221,460	£277,708
£400	-£10,151,457	-£9,333,242	£8,514,863	£7,701,507	-£6,891,676	-£6,081,642	£5,276,953	-£4,476,495	-£3,677,170	-£2,884,812	-£2,099,562	-£1,336,378	£163,829
£425	-£10,266,726	£9,448,511	£8,630,133	£7,816,776	-£7,006,945	-£6,196,911	£5,392,222	-£4,591,764	£3,792,439	-£3,000,081	-£2,214,831	-£1,451,295	£49,950
£450	-£10,381,996	-£9,563,781	-£8,745,402	-£7,932,046	-£7,122,215	-£6,312,180	-£5,507,491	-£4,707,033	£3,907,708	-£3,115,350	-£2,330,100	-£1,566,213	-£63,929
£475	-£10,497,265	-£9,679,050	-£8,860,671	-£8,047,315	-£7,237,484	-£6,427,450	-£5,622,760	-£4,822,303	-£4,022,977	-£3,230,619	-£2,445,369	-£1,681,130	-£177,808
£500	-£10,612,534	-£9,794,319	-£8,975,940	-£8,162,584	-£7,352,753	-£6,542,719	-£5,738,030	-£4,937,572	-£4,138,247	-£3,345,889	-£2,560,639	-£1,796,048	-£291,687

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Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£3.000.000/ha)

#### BLV Notes:

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EUV+ £/ha	Notes				
£750,000	Garden / amenity land, low-grade PDL				
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)				
£2,000,000	PDL - industrial/commercial				
£3,000,000	Upper PDL/residential land values				