

**Appendix 4: Brownfield Transactions**

**Brownfield Transactions**

		<b>Acres</b>	<b>Hectares</b>	<b>£/acre</b>	<b>£/hectare</b>	<b>Total cost £</b>	
Lancaster House	Former RAF base	4.57	1.85	465,755	1,150,880	2,128,500	A
Land at Haughton Rd		0.10	0.04	396,000	978,516	39,996	B
2 Mewburn Ct		7.91	3.20	63,211	156,194	499,999	C
Morton Park		1.07	0.43	280,374	692,804	300,000	D
		<b>Total</b>	<b>5.52</b>			<b>2,968,495.19</b>	<b>3.63</b>
				Average per Hectare (Gross)		537,334	
				Average per Hectare (Gross) Excluding A		231,139	
				Average per Hectare (Net) Excluding A (20% uplift)		277,367	