

Appendix 1

AHVA & Whole Plan Viability Study – Benchmark Land Value per acre

Site typology	AHVA	Site typology	Whole Plan Study
A1 (north of the OPDC area)	£3.36m per acre	1 (Open Storage)	£2.09m per acre
A2 (north of the OPDC area)	£3.36m per acre	2 (secondary industrial – low)	£3.35m per acre
B (south of OPDC area)	£4.70m per acre	3 (secondary industrial – medium)	£3.60m per acre
C (south of OPDC area)	£3.60m per acre	4 (secondary office and industrial – high)	£4.71m per acre
D (centrally located)	£2.11m per acre	-	