BARRATT - CLASSIC PARCEL

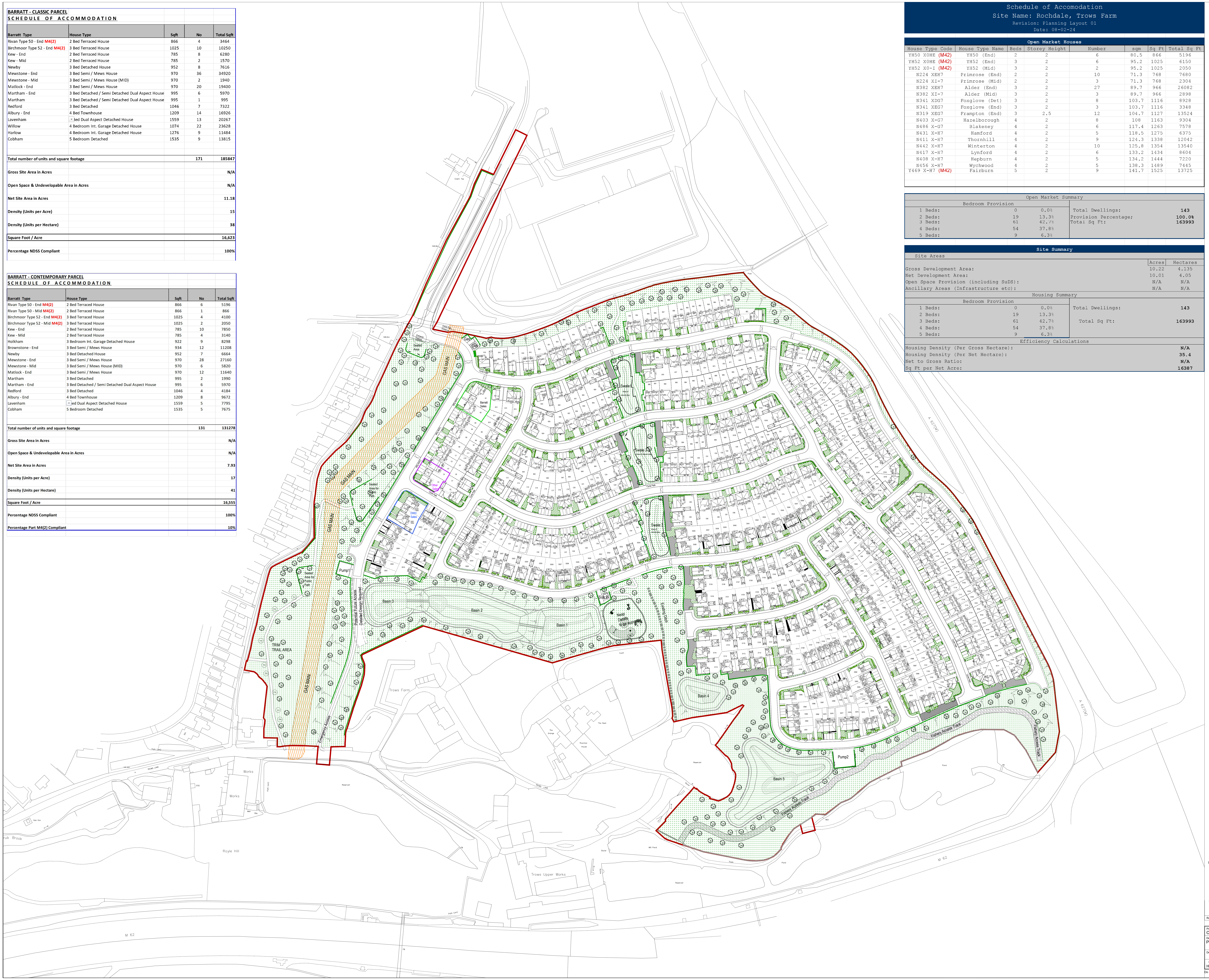
SCHEDULE OF ACCOMMODATION

Barratt Type	House Type	Sqft	No	Total Sqft
Rivan Type 50 - End **M4(2)**	2 Bed Terraced House	866	4	3464
Birchmoor Type 52 - End **M4(2)**	3 Bed Terraced House	1025	10	10250
Kew - End	2 Bed Terraced House	785	8	6280
Kew - Mid	2 Bed Terraced House	785	2	1570
Newby	3 Bed Detached House	952	8	7616
Mewstone - End	3 Bed Semi / Mews House	970	36	34920
Mewstone - Mid	3 Bed Semi / Mews House (MID)	970	2	1940
Matlock - End	3 Bed Semi / Mews House	970	20	19400
Martham - End	3 Bed Detached / Semi Detached Dual Aspect House	995	6	5970
Martham	3 Bed Detached / Semi Detached Dual Aspect House	995	1	995
Redford	3 Bed Detached	1046	7	7322
Albury - End	4 Bed Townhouse	1209	14	16926
Lavenham	▾ ed Dual Aspect Detached House	1559	13	20267
Willow	4 Bedroom Int. Garage Detached House	1074	22	23628
Harlow	4 Bedroom Int. Garage Detached House	1276	9	11484
Cobham	5 Bedroom Detached	1535	9	13815
Total number of units and square footage			**171**	**185847**
Gross Site Area in Acres				**N/A**
Open Space & Undevelopable Area in Acres				**N/A**
Net Site Area in Acres				**11.18**
Density (Units per Acre)				**15**
Density (Units per Hectare)				**38**
Square Foot / Acre				**16,623**
Percentage NDSS Compliant				**100%**

BARRATT - CONTEMPORARY PARCEL

SCHEDULE OF ACCOMMODATION

Barratt Type	House Type	Sqft	No	Total Sqft
Rivan Type 50 - End **M4(2)**	2 Bed Terraced House	866	6	5196
Rivan Type 50 - Mid **M4(2)**	2 Bed Terraced House	866	1	866
Birchmoor Type 52 - End **M4(2)**	3 Bed Terraced House	1025	4	4100
Birchmoor Type 52 - Mid **M4(2)**	3 Bed Terraced House	1025	2	2050
Kew - End	2 Bed Terraced House	785	10	7850
Kew - Mid	2 Bed Terraced House	785	4	3140
Holkham	3 Bedroom Int. Garage Detached House	922	9	8298
Brownstone - End	3 Bed Semi / Mews House	934	12	11208
Newby	3 Bed Detached House	952	7	6664
Mewstone - End	3 Bed Semi / Mews House	970	28	27160
Mewstone - Mid	3 Bed Semi / Mews House (MID)	970	6	5820
Matlock - End	3 Bed Semi / Mews House	970	12	11640
Martham	3 Bed Detached	995	2	1990
Martham - End	3 Bed Detached / Semi Detached Dual Aspect House	995	6	5970
Redford	3 Bed Detached	1046	4	4184
Albury - End	4 Bed Townhouse	1209	8	9672
Lavenham	▾ ed Dual Aspect Detached House	1559	5	7795
Cobham	5 Bedroom Detached	1535	5	7675
Total number of units and square footage			**131**	**131278**
Gross Site Area in Acres				**N/A**
Open Space & Undevelopable Area in Acres				**N/A**
Net Site Area in Acres				**7.93**
Density (Units per Acre)				**17**
Density (Units per Hectare)				**41**
Square Foot / Acre				**16,555**
Percentage NDSS Compliant				**100%**
Percentage Part M4(2) Compliant				**10%**



Schedule of Accomodation

Site Name: Rochdale, Trows Farm

Revision: Planning Layout 01

Date: 08-02-24

Open Market Houses

House Type Code	House Type Name	Beds	Storey Height	Number	sqm	Sq Ft	Total Sq Ft
YH50 X0HE (M42)	YH50 (End)	2	2	6	80.5	866	5196
YH52 X0HE (M42)	YH52 (End)	3	2	6	95.2	1025	6150
YH52 X0-I (M42)	YH52 (Mid)	3	2	2	95.2	1025	2050
N224 XEH7	Primrose (End)	2	2	10	71.3	768	7680
N224 XI-7	Primrose (Mid)	2	2	3	71.3	768	2304
N382 XEH7	Alder (End)	3	2	27	89.7	966	26082
N382 XI-7	Alder (Mid)	3	2	3	89.7	966	2898
N341 XDG7	Foxglove (Det)	3	2	8	103.7	1116	8928
N341 XEG7	Foxglove (End)	3	2	3	103.7	1116	3348
N319 XEG7	Frampton (End)	3	2.5	12	104.7	1127	13524
N403 X-G7	Hazelborough	4	2	8	108	1163	9304
N486 X-G7	Blakeney	4	2	6	117.4	1263	7578
N431 X-H7	Hamford	4	2	5	118.5	1275	6375
N411 X-H7	Thornhill	4	2	9	124.3	1338	12042
N442 X-H7	Winterton	4	2	10	125.8	1354	13540
N417 X-H7	Lynford	4	2	6	133.2	1434	8604
N408 X-H7	Hepburn	4	2	5	134.2	1444	7220
N456 X-H7	Wychwood	4	2	5	138.3	1489	7445
Y469 X-H7 (M42)	Fairburn	5	2	9	141.7	1525	13725

Open Market Summary

Bedroom Provision				
1 Beds:	0	0.0%	Total Dwellings:	**143**
2 Beds:	19	13.3%	Provision Percentage;	**100.0%**
3 Beds:	61	42.7%	Total Sq Ft:	**163993**
4 Beds:	54	37.8%		
5 Beds:	9	6.3%		

Site Summary

Site Areas

	Acres	Hectares
Gross Development Area:	10.22	4.135
Net Development Area:	10.01	4.05
Open Space Provision (including SuDS):	N/A	N/A
Ancillary Areas (Infrastructure etc):	N/A	N/A

Housing Summary

Bedroom Provision				
1 Beds:	0	0.0%	Total Dwellings:	**143**
2 Beds:	19	13.3%		
3 Beds:	61	42.7%	Total Sq Ft:	**163993**
4 Beds:	54	37.8%		
5 Beds:	9	6.3%		

Efficiency Calculations

Housing Density (Per Gross Hectare):	**N/A**
Housing Density (Per Net Hectare):	**35.4**
Net to Gross Ratio:	**N/A**
Sq Ft per Net Acre:	**16387**

Warning to House Purchasers

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the build process. The layout, form, content, and dimensions specified are included for general guidance only. Finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

Revision	Description	Date	Design By
005	Updated DWH layout plots lots 1-5, plots 24-34, 39 garage, plots 68-69, Plots 84-90, Plots 139-143. Updated house types: Knightwood replaced by the Bramley (4 bed) Allerthorpe replaced by the Laverham (4 bed) Linstock replaced by the Cobham (5 Bed) Culver replaced by the Fairburn (5 Bed)	18/12/24	
004	Corrected schedule	03/12/24	
003	Updated to identify M4(2) plots clearly	24/11/24	
002	Fisheries Access Track Amended and boundary treatment to fisheries updated	30/09/24	

Project:
Cowm Top

Description:
Planning Layout

Design By:	Date:	Scale at A0:	Revision:
JP	01.02.24	1:1000	005

Project	Originator	Functional	Spatial	Form	Discipline	Number
H8544 -	BAH -	XX	- XX -	DR -	UD -	203002

Do not scale from this drawing. Work to given dimensions only. Any discrepancies are to be reported to Originator.

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