

Client Elmfield Spinney Development Limited
Project Residential development and associated works
Location Land at Elmfield, Petersfinger Road, Salisbury, Wiltshire, SP5 3BZ
Document Planning Financial Viability Assessment
Sheet BCIS COST BENCHMARK
Sheet Nr 12
Version 1
Date November 2023

COTESBURY

Plot	Type	Configuration	Build	GIFA	BCIS Upper Quartile		BCIS Median Quartile		BCIS Lower Quartile	
					Rate	Sum	Rate	Sum	Rate	Sum
1	4 Bedroom detached house	Detached	New Build	190.84	£2,133	£407,062	£1,997	£381,107	£1,490	£284,352
2	4 Bedroom detached house	Detached	New Build	158.36	£2,133	£337,782	£1,997	£316,245	£1,490	£235,956
3	4 Bedroom detached house	Detached	New Build	158.36	£2,133	£337,782	£1,997	£316,245	£1,490	£235,956
4	3 Bedroom detached house	Detached	New Build	107.24	£2,133	£228,743	£1,997	£214,158	£1,490	£159,788
5	3 Bedroom detached house	Detached	New Build	107.24	£2,133	£228,743	£1,997	£214,158	£1,490	£159,788
6	3 Bedroom terrace house	End Terrace	New Build	104.73	£1,643	£172,071	£1,492	£156,257	£1,270	£133,007
7	3 Bedroom terrace house	Mid Terrace	New Build	104.73	£1,643	£172,071	£1,492	£156,257	£1,270	£133,007
8	3 Bedroom terrace house	End Terrace	New Build	104.73	£1,643	£172,071	£1,492	£156,257	£1,270	£133,007
9	3 Bedroom detached chalet bungalow	Detached	New Build	158.56	£2,133	£338,208	£1,997	£316,644	£1,490	£236,254
10	3 Bedroom detached chalet bungalow	Detached	New Build	154.29	£2,133	£329,101	£1,997	£308,117	£1,490	£229,892
11	3 Bedroom detached chalet bungalow	Detached	New Build	154.29	£2,133	£329,101	£1,997	£308,117	£1,490	£229,892
12	3 Bedroom detached chalet bungalow	Detached	New Build	159.34	£2,133	£339,872	£1,997	£318,202	£1,490	£237,417
				1662.71	£2,040	£3,392,607	£1,902	£3,161,766	£1,448	£2,408,316