

Appendix 14:

SHLAA Viability Assessment

Site No	Name	Gross Site Area	Net Site Area	Est Housing Capacity	Private Homes	Private Semi/ town house	Private Detached	Private Flats	Affordable Homes	Affordable Town house	Affordable Semi/ Detached	Affordable Flats
3	15 a-c Haxby Road	0.25	0.25	23	23	16	0	7	0	0	0	0
11	Hudson House and Old Station Buildings Toft Green	1.84	1.47	136	68	47	1	20	68	47	1	20
13	British Sugar	38.00	26.60	1250	625	288	150	187	625	288	150	188
15	Former Bio-Rad Premises Haxby Road	2.89	2.31	136	68	48	0	20	68	48	0	20
15	Site to the North East of Nestle	12.48	8.74	514	257	180	0	77	257	180	0	77
18	Heslington Village and Common Lane	8.61	6.03	283	141	64	35	42	142	64	35	43
20	York Central	30.00	21.00	1780	890	623	0	267	890	623	0	267
22	Grain Stores	7.82	5.47	197	98	69	0	29	99	69	0	30
29	Millfield Industrial Estate	1.72	1.38	41	20	10	0	0	21	11	10	0
39	York Business Park Site 6a	1.37	1.10	52	26	12	6	8	26	12	6	8
54	Land at frederick House East of Fulford	0.77	0.62	36	18	13	0	5	18	13	0	5
55	Holgate Park	2.38	1.90	161	80	56	0	24	81	56	1	24
55	Holgate Park carriageworks	7.18	5.03	426	213	149	0	64	213	149	0	64
62	The Grange, Huntington	2.07	1.66	97	48	34	0	14	49	34	0	15
70	Park Avenue New Earswick 164e	0.02	0.02	2	2	0	0	1	1	0	0	0
89	Land at Mill Mount	0.36	0.36	33	16	11	0	5	17	11	1	5
91	Land at Cherry Lane	0.90	0.72	42	21	15	0	6	21	15	0	6
93	Rear of 62 Mill Lane, Wigginton	0.22	0.22	10	10	4	3	3	0	0	0	0
101	Land at Blairowerie House, Main Street	1.54	1.23	37	18	11	8	10	0	19	8	11
108	Heworth Family Centre, Sixth Avenue	0.27	0.27	16	16	11	0	5	0	0	0	0
110	Land at Marygate	0.50	0.40	37	18	12	1	5	19	13	0	6
111	Asham Bar Park and Ride Car Park	1.60	1.28	60	30	12	9	9	30	12	9	9
112	Monks Cross Stadium, Kathryn Avenue	3.99	3.19	150	75	34	19	22	75	34	19	23
116	Castle Piccadilly	1.87	1.50	20	10	7	0	3	10	7	0	3
117	Area North of Trinity Lane	0.34	0.34	31	15	10	1	4	16	11	0	5
118	Peel St/ Margret St	0.41	0.33	30	15	10	1	4	15	10	1	5
121	Burnholme WMC, Burnholme Drive	0.43	0.34	20	10	0	7	0	3	10	7	0
123	MOD Land Fulford	1.66	1.33	78	39	27	0	12	39	27	0	12
124	Monk Bar Garage	0.08	0.08	8	8	5	1	2	0	0	0	0
125	Reynard's Garage	0.13	0.13	12	12	8	0	4	0	0	0	0
129	10-18 Hull Road	0.57	0.46	48	24	16	1	7	24	16	1	7
135	Council Depot, Beckfield Lane, Acomb	0.48	0.38	18	9	4	2	3	9	4	2	3
137	York Business Park, Nether Poppleton	4.71	3.77	177	88	40	22	26	89	40	22	27
138	Amamine Nurseries	1.04	0.83	39	19	8	5	6	20	8	6	6
140	Terry's Factory	10.00	7.00	412	206	144	0	62	206	144	0	62
148	Park off Balfour Street, Leeman Road area.	0.33	0.33	19	9	6	0	3	10	7	0	3
150	Manor CE Secondary School, Low Poppleton Lane, York	3.76	3.01	141	70	32	17	21	71	32	18	21
151	Lowfield Secondary School, Dijon Avenue	5.57	3.90	183	91	42	22	27	92	42	22	28
152	St Barnabas CE Primary School, Bright Street	0.08	0.08	5	5	0	0	1	0	0	0	0
156	1 - 9 St Leonards Place	0.43	0.34	32	16	11	0	5	16	11	0	5
157	Parkside Commercial Centre, Terry Avenue	0.56	0.45	26	13	9	0	4	13	9	0	4
159	Land west of Haxby Road	2.04	1.63	96	48	34	0	14	48	34	0	14
164	Land at York RL Rugby Ground	6.72	4.70	277	138	97	0	41	139	97	0	42
171	York Business Park, Nether Poppleton	6.03	4.22	198	99	44	25	30	99	44	25	30
175	Car park, High Newbiggin Street	0.61	0.48	28	14	10	0	4	14	10	0	4
185	Bramham Road Flat Blocks 1 & 2	0.29	0.29	14	14	6	4	4	0	0	0	0
187	Bellhouse Way	1.06	0.85	40	20	8	6	6	20	8	6	6
194	Discus Bungalows, St Anne's Court	0.67	0.53	12	6	4	0	2	6	4	0	2
195	Former Citroen Dealership - Lawrence Street	0.55	0.44	37	18	12	1	5	19	13	0	6
195	Discus Bungalows, Regent street	1.10	0.88	58	29	20	0	9	29	20	0	9
196	Discus Bungalows, Faber Street/Richmond Street	1.35	1.08	85	42	29	0	13	43	30	0	13

Site No	Name	Gross Site Area	Net Site Area	Est Housing Capacity	Private Homes	Private Semi/town house	Private Detached	Private Flats	Affordable Homes	Affordable Semi/Town house	Affordable Detached	Affordable Flats
197	North Lane	0.66	0.53	25	12	4	4	4	13	6	3	4
208	Land adj. 26 & 38 Church lane	0.55	0.44	13	6	2	4	0	7	2	0	0
211	Land adj. 131 Long Ridge Lane	0.20	0.20	6	3	0	3	0	3	0	3	0
215	Land RO Surgery & 2a/2b Petercroft Lane	0.23	0.23	7	3	0	3	0	4	2	2	0
219	22 Princess Road	0.50	0.40	12	6	2	4	0	6	2	4	0
220	Land off Westpit Lane	0.21	0.21	6	3	0	3	0	3	0	3	0
223	The Tannery, Sheriff Hutton Road	2.22	1.77	53	26	12	14	0	27	12	15	0
225	Land adj The Bracks / Green Lane	4.99	3.99	120	60	30	30	0	60	30	30	0
226	Bishopthorpe	0.23	0.23	7	3	0	3	0	4	2	0	0
227	Builders Yard, Church Lane	0.33	0.33	10	5	2	3	0	5	2	3	0
231	Shipton Street Primary School	0.40	0.40	23	11	0	8	0	3	12	8	0
231	Land at Bootham Crescent	1.67	1.34	79	39	27	0	12	40	28	0	12
241	Carpark off Bishopthorpe Road	0.20	0.20	12	12	8	0	4	0	0	0	0
244	Land at Brear Close	0.32	0.32	19	9	6	0	3	10	7	0	3
247	Adj Racing stables, Tadcaster Rd	0.64	0.51	30	15	11	0	4	15	11	0	4
248	Land RO 190-178 Hull Road	0.34	0.34	20	10	7	0	3	10	7	0	3
250	Land at Holyrood Drive, Rawcliffe	0.41	0.33	15	7	2	3	2	8	2	4	2
251	Land at Kingshorpe	0.26	0.26	15	15	11	0	4	0	0	0	0
252	Land at end of Osprey Close,	1.43	1.14	54	54	24	14	16	0	0	0	0
254	Land off Acomb Wood drive	0.20	0.20	9	9	4	2	3	0	0	0	0
255	Land at Leven Road, Woodthorpe	0.24	0.24	11	11	4	4	3	0	0	0	0
257	Land Ro Electricity Sub Station, Haxby Rd	1.05	0.84	49	24	17	0	7	25	18	0	7
258	Carparks at Nuffield Hospital	0.63	0.51	30	15	11	0	4	15	11	0	4
259	Land at end of Pinsent Court (off Redgrove Close)	0.36	0.36	21	10	7	0	3	11	8	0	3
261	Playing field / pumping station adj Library, Rawcliffe Lan	0.30	0.30	14	14	6	4	4	0	0	0	0
262	Tennis Court, Water lane	0.26	0.26	15	15	11	0	4	0	0	0	0
266	Land off Landalewood Road	0.22	0.22	10	10	4	3	3	0	0	0	0
267	Marygate Car Park, access from Hetherton's Street	0.81	0.65	60	30	21	0	9	30	21	0	9
268	RO Cavender Grove / Adj Ouse Acres allotment garden	0.44	0.35	21	10	7	0	3	11	8	0	3
271	Land at White Rose Grove, Westfield	0.23	0.23	11	11	4	4	3	0	0	0	0
272	Elm Tree Garage Car Park	0.34	0.34	16	8	2	4	2	8	2	4	2
273	Land off Alder Way, westfield	0.21	0.21	10	10	4	3	3	0	0	0	0
274	Land off Jockey Lane, Huntington	0.26	0.26	12	12	4	4	4	0	0	0	0
275	Land on Tribune Way, off Clifton Moor Gate	0.41	0.33	15	7	2	3	2	8	2	4	2
276	Nestle South	7.82	5.48	464	232	162	0	70	232	162	0	70
277	Land around Bur Dike, between Sutton Way & Lilbourne	0.47	0.37	22	11	8	0	3	11	8	0	3
278	Site off Water lane, Clifton	0.31	0.31	18	9	6	0	3	9	6	0	3
279	South of Murtton Industrial Estate	0.40	0.32	10	5	2	3	0	5	2	3	0
309	Yearsley Bridge Centre	1.30	1.04	61	30	21	0	9	31	22	0	9

Site No	Site Name	Scheme Value	Estimated Build Costs	Estimated Site Works Costs	Estimated 'Other' Costs	Viability
3	15 a-c Haxby Road	£4,026,100	£924,944	£182,500	£1,982,508.2	£926,147.82
11	Hudson House and Old Station Buildings Toft Green	£18,518,000	£5,523,836	£1,087,000	£9,687,938.4	£2,219,225.58
13	British Sugar	£168,905,400	£59,410,848	£10,396,500	£91,645,695.1	£7,452,356.94
15	Former Bio-Rad Premises Haxby Road	£15,759,200	£5,634,836	£1,084,000	£8,621,678.4	£4,18,685.58
15	Site to the North East of Nestle	£59,636,500	£21,277,652	£4,087,000	£32,605,404.9	£1,666,443.06
18	Heslington Village and Common Lane	£45,157,800	£13,467,944	£2,354,500	£23,521,863.2	£5,813,492.82
20	York Central	£202,637,700	£71,666,004	£14,151,000	£110,621,946.4	£6,098,749.62
22	Grain Stores	£22,745,700	£8,147,812	£1,566,500	£12,449,717.6	£581,670.36
29	Millfield Industrial Estate	£3,909,500	£1,653,954	£294,000	£2,235,844.1	£274,298.13
39	York Business Park Site 6a	£7,572,400	£2,456,072	£430,000	£4,024,654.8	£661,673.16
54	Land at Frederick House East of Fulford	£4,599,300	£1,501,076	£289,000	£2,457,296.2	£351,927.78
55	Holgate Park	£18,187,400	£6,505,188	£1,282,500	£9,961,712.4	£437,999.64
55	Holgate Park carriageways	£48,473,000	£17,149,372	£3,386,000	£26,473,903.3	£1,463,724.66
62	The Grange, Huntington	£11,687,800	£4,014,052	£771,500	£6,326,135.4	£576,112.56
70	Park Avenue New Earswick 164e	£375,800	£96,020	£16,000	£188,966.9	£74,813.10
89	Land at Mill Mount	£4,279,700	£1,347,368	£263,500	£2,267,629.5	£401,202.54
91	Land at Cherry Lane	£4,922,300	£1,740,492	£336,000	£2,685,309.7	£160,498.26
93	Rear of 62 Mill Lane, Wigginton	£1,914,800	£483,552	£84,000	£961,1725.4	£385,522.56
101	Land at Blairowie House, Main Street	£6739,400	£2,111,268	£364,500	£3,549,900.0	£713,732.04
108	Heworth Family Centre, Sixth Avenue	£2,627,700	£663,550	£126,500	£1,323,647.3	£514,002.75
110	Land at Marygate	£6,307,900	£1,510,570	£296,000	£3,146,426.7	£1,354,903.35
111	Asham Bar Park and Ride Car Park	£8,259,300	£2,901,312	£504,000	£4,478,562.6	£375,435.36
112	Monks Cross Stadium, Kathryn Avenue	£18,868,300	£7,201,164	£1,258,500	£10,465,904.1	£57,268.08
116	Castle Piccadilly	£3,155,400	£805,236	£159,000	£1,594,821.4	£596,342.58
117	Area North of Trinity Lane	£4,389,000	£1,271,154	£249,000	£2,280,053.1	£588,792.87
118	Peel St Margaret St	£5,311,200	£1,290,960	£250,500	£2,656,283.7	£1,113,456.30
121	Burnholme WMC, Burnholme Drive	£2,325,300	£826,752	£159,000	£1,270,204.4	£69,343.56
123	MOD Land Fulford	£10,016,100	£3,220,020	£618,000	£5,330,556.9	£847,523.10
124	Monk Bar Garage	£2,555,500	£346,210	£66,500	£1,164,585.0	£978,205.05
125	Reynard's Garage	£2,922,800	£478,832	£94,000	£1,366,747.0	£983,220.96
129	10-18 Hull Road	£6,170,000	£1,976,488	£386,000	£3,283,058.4	£524,453.64
135	Council Depot, Beckfield Lane, Acomb	£2,377,200	£840,504	£147,000	£1,291,568.9	£98,127.12
137	York Business Park, Nether Poppleton	£26,064,600	£8,429,200	£1,473,500	£13,842,271.5	£2,319,628.50
138	Amamine Nurseries	£4,841,700	£1,870,908	£325,500	£2,694,440.8	£49,148.76
140	Terry's Factory	£57,109,400	£17,046,146	£3,274,000	£29,854,210.4	£6,935,043.63
148	Park off Balfour Street, Leeman Road area.	£2,142,000	£783,258	£150,000	£1,178,774.0	£29,967.99
150	Manor CE Secondary School, Low Poppleton Lane, Yor	£18,940,400	£6,717,612	£1,174,500	£10,298,938.6	£749,349.36
151	Lowfield Secondary School, Dijon Avenue	£22,078,800	£8,690,132	£1,520,500	£12,354,188.0	£486,020.04
152	St Barnabas CE Primary School, Bright Street	£848,000	£217,454	£41,500	£428,539.1	£160,506.87
156	1 - 9 St Leonard's Place	£5,010,800	£1,284,068	£253,000	£2,534,608.5	£939,123.54
157	Parkside Commercial Centre, Terry Avenue	£3,570,400	£1,066,168	£206,000	£1,867,058.0	£431,174.04
159	Land west of Haxby Road	£11,030,200	£3,981,332	£766,000	£6,049,909.5	£232,958.46
164	Land at York RI Rugby Ground	£31,953,300	£11,454,820	£2,202,500	£17,493,095.4	£802,884.60
171	York Business Park, Nether Poppleton	£26,867,400	£9,429,024	£1,647,000	£14,568,188.3	£1,223,187.72
175	Car park, High Newbiggin Street	£4,332,700	£1,153,156	£224,000	£2,208,198.8	£747,345.18
185	Bramham Road Flat Blocks 1 & 2	£2,507,500	£677,318	£118,000	£1,277,384.7	£434,797.29
187	Bellhouse Way	£5,524,200	£1,934,208	£336,000	£2,992,901.8	£261,090.24
194	Discus Bungalows, St Anne's Court	£1,520,400	£478,832	£94,000	£805,787.0	£141,780.96
195	Former Citroen Dealership - Lawrence Street	£4,789,600	£1,510,570	£296,000	£2,539,106.7	£443,923.35
195	Discus Bungalows, Regent street	£7,394,400	£2,328,720	£459,000	£3,919,523.4	£687,156.60
196	Discus Bungalows, Faber Street/Richmond Street	£9,649,700	£3,416,866	£674,000	£5,271,228.8	£287,605.23

Site No	Site Name	Schema Value	Estimated Build Costs	Estimated Site Works Costs	Estimated Site Costs	Estimated 'Other' Costs	Viability
197	North Lane	£3,195,000	£1,193,590	£207,500	£1,761,376.1	£32,533.95	
208	Land adj. 26 & 38 Church lane	£2,485,000	£765,192	£130,500	£1,303,013.7	£286,294.26	
211	Land adj. 131 Long Ridge Lane	£1,304,400	£379,800	£63,000	£674,526.0	£187,074.00	
215	Land RO Surgery & 2a/2b Petercroft Lane	£1,456,200	£414,246	£70,500	£749,717.4	£221,736.63	
219	22 Princess Road	£2,180,000	£701,892	£120,000	£1,155,552.7	£202,555.26	
220	Land off Westpit Lane	£1,242,300	£379,800	£63,000	£649,686.0	£149,814.00	
223	The Tannery, Sheriff Hutton Road	£9,065,000	£3,008,652	£520,500	£4,843,557.4	£692,290.56	
225	Land adj. The Bracks / Green Lane	£20,385,000	£6,730,380	£1,170,000	£10,879,631.1	£1,604,988.90	
226	Bishopthorpe	£1,413,000	£414,246	£70,500	£732,437.4	£195,816.63	
227	Builders Yard, Church Lane	£1,963,000	£575,292	£99,000	£1,017,830.7	£270,877.26	
231	Shipton Street Primary School	£2,709,700	£946,460	£182,500	£1,473,371.2	£107,368.80	
231	Land at Bootham Crescent	£9,490,800	£3,263,514	£627,000	£5,138,547.3	£461,738.67	
241	Carpark off Bishopthorpe Road	£2,469,200	£489,590	£94,000	£1,189,018.6	£696,591.45	
244	Land at Brear Close	£2,232,400	£783,258	£150,000	£1,214,934.0	£84,207.99	
247	Adj Racing stables, Tadcaster Rd	£3,505,700	£1,261,660	£242,000	£1,921,042.7	£80,997.30	
248	Land RO 190-178 Hull Road	£2,209,000	£826,752	£159,000	£1,223,684.4	£436.44	
250	Land at Holyrood Drive, Rawcliffe	£1,877,200	£769,472	£131,500	£1,061,715.3	£85,487.34	
251	Land at Kingshorpe	£2,078,900	£630,830	£121,000	£1,090,941.4	£236,128.65	
252	Land at end of Osprey Close,	£9,481,400	£2,582,672	£451,000	£4,839,176.8	£1,608,551.16	
254	Land off Acomb Wood drive	£1,814,200	£420,252	£73,500	£896,024.4	£424,423.56	
255	Land at Leven Road, Woodthorpe	£2,336,000	£546,852	£94,500	£1,155,666.4	£538,981.56	
257	Land RO Electricity Sub Station, Haxby Rd	£5,796,700	£2,044,918	£392,000	£3,159,416.7	£200,365.29	
258	Carparks at Nuffield Hospital	£3,547,600	£1,261,660	£242,000	£1,937,802.7	£106,137.30	
259	Land at end of Pinsent Court (off Redgrove Close)	£2,325,300	£870,246	£168,000	£1,288,314.9	£1,260.87	
261	Playing field / pumping station adj Library, Rawcliffe Lan	£2,665,200	£677,318	£118,000	£1,340,464.7	£529,417.29	
262	Tennis Court, Water lane	£2,463,300	£630,830	£121,000	£1,244,701.4	£466,768.65	
266	Land off Landalewood Road	£1,909,800	£483,552	£84,000	£959,725.4	£382,522.56	
267	Marygate Car Park, access from Hetheron's Street	£9,439,200	£2,415,708	£477,000	£4,773,664.3	£1,772,827.74	
268	RO Cavender Grove / Adj Ouse Acres allotment garden	£2,312,200	£870,246	£168,000	£1,283,074.9	£9,120.87	
271	Land at White Rose Grove, Westfield	£2,096,000	£546,852	£94,500	£1,174,696.3	£406,561.56	
272	Elm Tree Garage Car Park	£2,115,300	£832,772	£142,000	£1,174,696.3	£53,468.34	
273	Land off Alder Way, westfield	£1,861,000	£483,552	£84,000	£940,205.4	£353,242.56	
274	Land off Jockey Lane, Huntingdon	£2,236,800	£579,572	£100,000	£1,129,172.3	£428,055.66	
275	Land on Tribune Way, off Clifton Moor Gate	£1,841,700	£769,472	£131,500	£1,047,515.3	£106,787.34	
276	Nestle South	£56,489,600	£18,672,856	£3,686,000	£30,309,645.3	£3,821,098.68	
277	Land around Bur Dike, between Sutton Way & Lilbourne	£2,596,700	£913,740	£177,000	£1,414,985.3	£90,974.70	
278	Site off Water lane, Clifton	£2,159,100	£729,006	£141,000	£1,163,792.1	£125,301.93	
279	South of Merton Industrial Estate	£1,541,700	£575,292	£99,000	£849,310.7	£18,097.26	
309	Yearsley Bridge Centre	£6,948,900	£2,523,750	£486,000	£3,817,923.8	£121,226.25	