

Spruce Close, Exeter - 105 Units							
Unit Type	Ref:	Beds	Sqm(Str)	Sqft (Str)	Total Sqm	Total Sqft	No. Units
1 bed flat	A	1B2P	55.8	601	168	1,803	3
2 bed house	C	2B4P	79.4	855	1,112	11,970	14
2 bed house	D	3B4P	90.8	977	182	1,954	2
3 bed house	E	3B4P	85.9	925	1,547	16,650	18
4 bed house	F	4B7P	121.9	1,312	366	3,936	3
2 bed house	G	2B3P	67.7	729	339	3,645	5
3 bed house	H	3B5P	96.0	1,033	1,248	13,429	13
3 bed house with terrace	I	3B4P	96.2	1,035	481	5,175	5
4 bed house	J	4B7P	120.9	1,301	242	2,602	2
4 bed house	K	4B8P	133.8	1,440	268	2,880	2
5 bed house	L	5B8P	154.8	1,666	310	3,332	2
					<b>6,259.6</b>	<b>67,376</b>	<b>69</b>

Affordable Schedule							
Unit Type	Ref:	Beds	Sqm(Str)	Sqft (Str)	Total Sqm	Total Sqft	No. Units
1 bed flat	A	1B2P	55.8	601	168	1,803	3
1 bed flat	B	2B3P	55.7	600	446	4,800	8
2 bed house	C	2B4P	79.4	855	715	7,695	9
3 bed house	E	3B4P	85.9	925	1,031	11,100	12
4 bed house	F	4B7P	121.9	1,312	122	1,312	1
3 bed house	H	3B5P	96.0	1,033	288	3,099	3
35% Provision					<b>2,769.3</b>	<b>29,809</b>	<b>36</b>

Totals				<b>9,028.9</b>	<b>97,185</b>	<b>105</b>
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Area (Gross)	4.0363 Hectares	Dwellings per Hectare	<b>26.0</b>
Area in Acres (NDA)	5.38 acres (2.1821 Ha)	Sqft per Acre (Approx.)	<b>18,064</b>
POS (Ha)	1.46 Ha		

Open Market Ratio	No.	%
1 Bed flat	3	4.3%
2 Bed Housing	21	30.4%
3 Bed Housing	36	52.2%
4 Bed Housing	9	13.0%
<b>Totals</b>	<b>69</b>	<b>100%</b>

Scale (OM)	No.	%
2 Storey	69	100.0%
<b>Totals</b>	<b>69</b>	<b>100%</b>