

## Major Extension / New School Land Costs (August 2018)

Settlement	Current School Catchment	School Site Land Requirement	School Capacity Requirement	Community Land Value (gross per Ha)	School Site Cost at Community Land Value	School Land Costs (per Pupil)	School Land Costs (per House – PPR of 0.3)	School Land Costs (per Flat - PPR of 0.17)	Community Land Valuation Notes
Avoch, Fortrose & Rosemarkie	Avoch Primary	1.5ha	1 stream school - 217 pupils	£61,750	£92,625	£427	£128	£73	Prime / good quality agricultural land = £6,000 per acre. Moderately pressured market area = 4x this amount. Land value = £25,000 per acre / £61,750 per ha.
Aviemore	Aviemore Primary	3ha	2 stream school - 434 pupils	£74,130	£222,390	£512	£154	£87	Prime / good quality agricultural land = £6,000 per acre. Highly pressured development area = 5x this amount. Land value = £30,000 per acre / £74,130 per ha.
Fort William	Caol Primary	1.5ha	1 stream school - 217 pupils	£37,065	£55,598	£256	£77	£44	Less productive agricultural land = £3,000 per acre. Highly pressured development area = 5x this amount. Land value = £15,000 per acre / £37,065 per ha.
Inverness East	Raigmore, Smithton & Duncan Forbes Primaries	2 (x 3ha)	2 x 2 stream schools as per Inverness East Development Brief - 868 pupils	£74,130	£444,780	£512	£154	£87	Prime / good quality agricultural land = £6,000 per acre. Highly pressured development area = 5x this amount. Land value = £30,000 per acre / £74,130 per ha.
	Culloden Academy & Millburn Academy Secondaries	6ha	Secondary school as per Inverness East Development Brief - 1,470 pupils	£74,130	£444,780	£303	£91	£52	
Muir of Ord	Tarradale Primary	3ha	2 stream school - 434 pupils	£51,891	£155,673	£359	£108	£61	Prime / Good quality agricultural land = £6,000 per acre. Moderately pressured market area = 3.5x this amount. Land value = £21,000 per acre / £51,891 per ha.