

Land at Highover Farm - Hitchin - PHASE1
Accommodation Schedule
02.10.2025

HITPH1-MCB-ZZ-ZZ-DR-A-0230-D5-P5-Site Layout Plan



Net Developable Area Barratt: 2.79 Ha / 6.89 Acres (approx) TBC

Approximate Coverage (sqft/Acres): 17720



Net Developable Area DWH : 3.58 Ha / 8.84 Acres (approx) TBC

Approximate Coverage (sqft/Acres): 16567

	Housetypes - Barratt	Description	NO	SQ FT	TOTAL SQ FT
CORE	NMAT - Matlock	3 Bed House NDSS Cat1	12	970	11640
	YOTM - Otmoor	3 Bed House NDSS Cat2	5	994	4970
	YHOP - Hopton	3 Bed House NDSS Cat2	1	1017	1017
	NKEN - Kenninsham	3 Bed House with Study - NDSS Cat1	2	1101	2202
	YCAL - Calthorpe	3 Bed House with Study - NDSS Cat2	4	1181	4724
	NPLM - Plumstead	3 Bed Townhouse with Study - NDSS Cat1	16	1166	18656
	NROW - Rowan	4 Bed House - NDSS Cat1 - SG	1	1317	1317
OCC.	NWIN- Winsten	2 Bed FOG - NDSS Cat1	2	794	1588
	NKEL - Kelling	3 Bed House with Study - NDSS Cat1	7	1276	8932
	YCAT - Cattawade	4 Bed House - NDSS Cat2 - SG	3	1559	4677
Total:			53		59723

	Housetypes - Affordable (incl. 10% M4/3)	Description	NO	SQ FT	TOTAL SQ FT
Intermediate Tenure					
	1 Bed Flat	1 Bed Flat - GF - M4/3	1	710.4	710.4
	1 Bed Flat	1 Bed Flat - GF - M4/3	1	713.9	713.9
	2 Bed Flat	2 Bed Flat - FF	1	710.4	710.4
	2 Bed Flat	2 Bed Flat - SF	1	694.1	694.1
	2 Bed Flat	2 Bed Flat - SF	1	689.8	689.8
	2 Bed Flat	2 Bed Flat - FF	1	713.9	713.9
	AF2 FOG	2 Bed FOG - NDSS Cat1 (based on Millbeck/Winsten)	3	794	2382
	YB52 - Type 52	3 Bed House - NDSS Cat 2	6	1025	6150
Affordable Rent					
	Type 58	1 Bed Maisonette - GF - M4/3	2	590	1180
	1 Bed Flat	1 Bed Flat - SF	2	604.7	1209.4
	1 Bed Flat	1 Bed Flat - SF	2	629	1258
	Type 59	1 Bed Maisonette - FF	2	650	1300
	1 Bed Flat	1 Bed Flat - SF - M4/3	1	686.3	686.3
	1 Bed Flat	1 Bed Flat - GF/FF - M4/3	2	706.9	1413.8
	1 Bed Flat	1 Bed Flat - GF - M4/3	5	710.4	3552
	1 Bed Flat	1 Bed Flat - GF - M4/3	1	713.9	713.9
	2 Bed Flat	2 Bed Flat - SF	1	689.8	689.8
	2 Bed Flat	2 Bed Flat - SF	1	694.1	694.1
	2 Bed Flat	2 Bed Flat - FF	5	710.4	3552
	2 Bed Flat	2 Bed Flat - FF	1	713.9	713.9
	2 Bed Flat	2 Bed Flat - SF - M4/3	1	794.9	794.9
	2 Bed Flat	2 Bed Flat - GF/FF - M4/3	2	815.5	1631
	YB50 - Type 50	2 Bed House - NDSS Cat 2	20	866	17320
	YB52 - Type 52	3 Bed House - NDSS Cat 2	7	1025	7175
	YB55 - Type 55	3 Bed House - NDSS Cat 2	1	1049	1049
	YB54 - Type 54	4 Bed House - NDSS Cat 2	4	1167	4668
Total:			75		62365.6

Overall Total - Barratt		128		122088.6
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	Housetypes - DWH	Description	NO	SQ FT	TOTAL SQ FT
CORE	Y382 - Portmore	3 Bed House - NDSS Cat2	6	1004	6024
	Y341 - Stanford	3 Bed House - NDSS Cat2	2	1116	2232
	Y321 - Skomer	3 Bed Townhouse - NDSS Cat2	9	1181	10629
	Y403 - Beckingham	3 Bed House with Study - NDSS Cat2	6	1229	7374
	Y411 - Berney	3 Bed House with Study- Integ - NDSS Cat2	9	1338	12042
	Y442 - Dunnet	3 Bed House with Study - NDSS Cat2	2	1354	2708
	Y417 - Breydon	3 Bed House with Study - NDSS Cat2 - SG	1	1434	1434
	Y408 - Bampton	4 Bed House - Integ - NDSS Cat2	7	1444	10108
	Y456 - Conwy	4 Bed House - NDSS Cat2 - SG	3	1489	4467
	Y469 - Fairburn	4 Bed House - NDSS Cat2 - SG	8	1525	12200
OCC.	Y421 - Kelham	4 Bed House - NDSS Cat2 - DG	2	1769	3538
	P231 - Wincham 2	2 Bed FOG	2	704	1408
	S310 EM03	3 Bed House - NDSS	8	1363	10904
	S310 EM03 LINK	4 Bed House - NDSS	6	1553	9318
	Y471 - Blackwater	3 Bed House - NDSS Cat2 - 2.5 storey	6	1378	8268
	Y577 - Penshorpe	5 Bed House - NDSS Cat2 - DG	3	1970	5910
	Y538 - Carsington	5 Bed House - NDSS Cat2 - 2.5 storey - DG	7	2365	16555
	Y533 - Minsmere	5 Bed House - NDSS Cat2 - DG	1	2517	2517
Total:			88		127636

	Housetypes - Affordable (incl. 10% M4/3)	Description	NO	SQ FT	TOTAL SQ FT
Intermediate Tenure					
	YH52 - SH52	3 Bed House - NDSS Cat 2	8	1025	8200
	YH54 - SH54	4 Bed House - NDSS Cat 2	4	1167	4668
Affordable Rent					
	Type 58	1 Bed Maisonette - GF - M4/3	2	590	1180
	Type 59	1 Bed Maisonette - FF	2	650	1300
	YH50 - SH50	2 Bed House - NDSS Cat 2	4	866	3464
Total:			20		18812

Overall Total - DWH		108		146448
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TOTAL		236		268536.6
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The schedule is based on site plan information supplied by others, the accuracy of which we cannot guarantee.
No consultations have taken place with the basis for financial or commercial transactions.