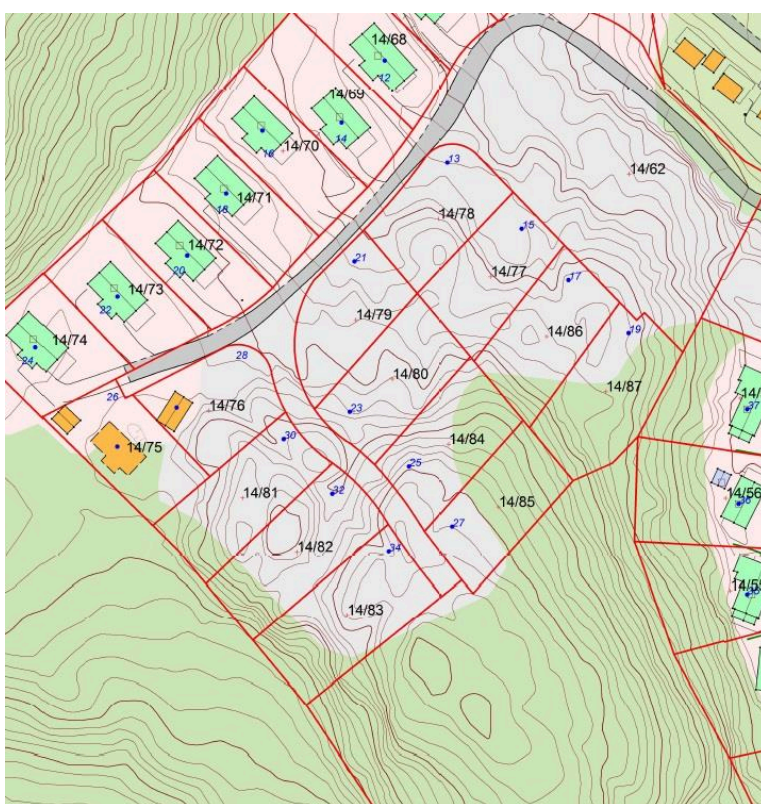


# ESTIMATE SALES COST FOR COTTAGE PLOT'S AT GLENNETANGEN SKIPTVEDT

## Glennetangen terrasse 1816 Skiptvet



Bygningssakkyndig  
Erik Laursen

Opprettet: 30.08.2023  
Utskrift: 04.09.2023

# Glennetangen terrasse

1816 Skiptvet

Bygningsansvarlig:

Erik Laursen

Opprettet: 30.08.2023

Utskrift: 04.09.2023

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## Beskrivelse

### COMMENTS

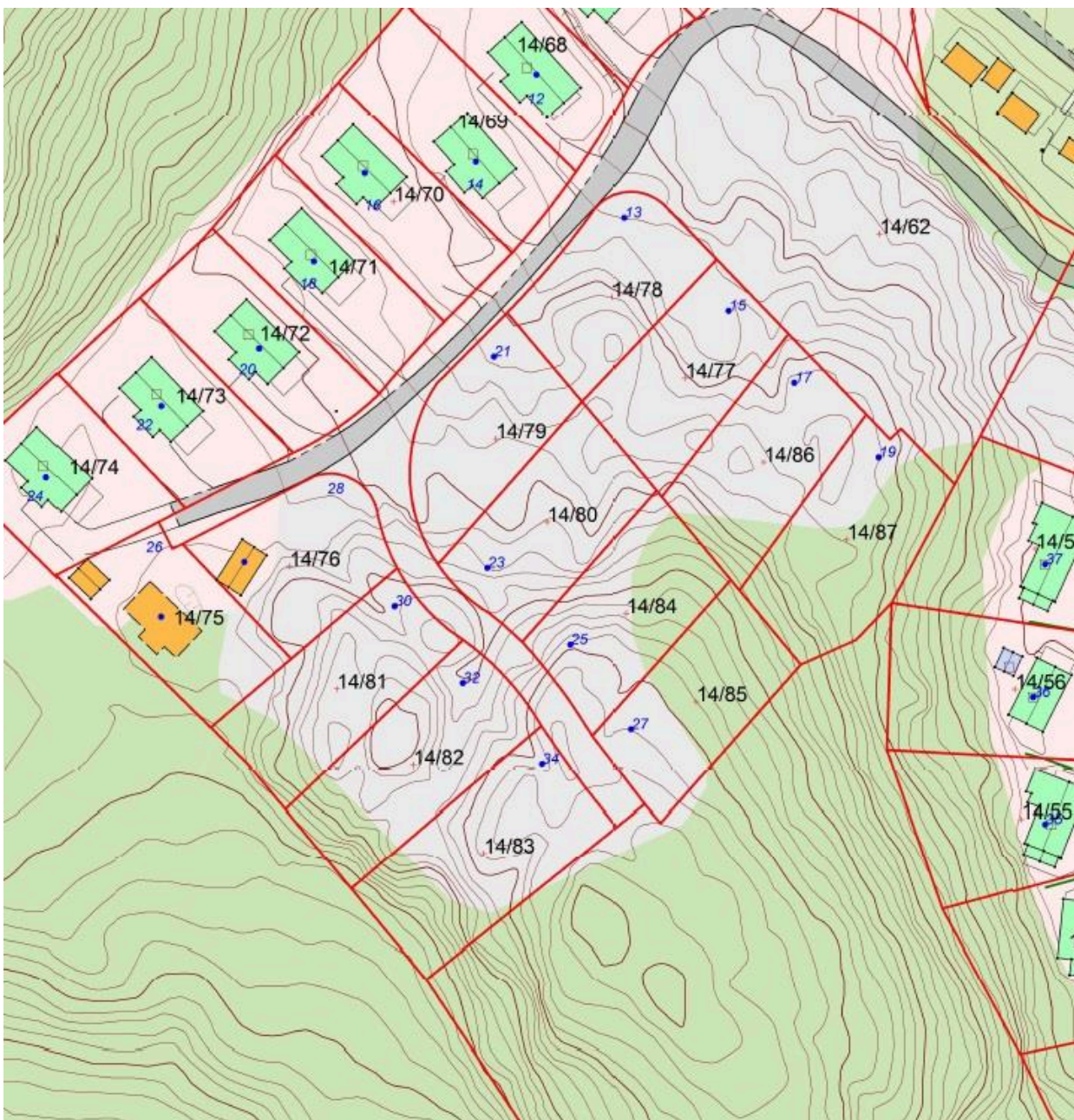
This report is based on the received plot map.  
Plot 26 and 28 is not included in this report.

This regulatet area with 11 plot's and area 14/62 is very steep and not easily accessible.

The regulatory provisions describes that you can't blow up and remove the moutain.  
But there is an oppertunity to apply for an dispensation to remove the required amount of rock.

This report is based om ready-to-build plot's provided that the necessary amount of rock has been removed, and that the necessary infrastructure has ben completed.

### MAP



The largest plot 14/62 can be divided into several plots.

## STEEP TERRAIN



The pictures don't show how steep the terrain actual is.

## STEEP TERRAIN



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The pictures don't show how steep the terrain actual is.

## VIEW





## ALTITUDE LINES



Altitude lines show increasing terrain height. Short distance between lines means steep.

## TO COMPARE



This cabin is for sale in Aremark for NOK. 1.950.000.-

## CALCULATED COST NEW CABIN

### TECHNICAL VALUE:

Building cost for a new 50 m2 cabin is estimated to NOK. 2.000.000.-

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## VALUE

Estimated value for this land area is approximately NOK. 6.000.000

## Kalkulasjon

Post	Beskrivelse	Antall enheter	Enhet	Materiell		Sum Materiell	Antall timer	Arbeid		Sum Post
				Enhetspris				Timesats	Sum Arbeid	
	<b>ESTIMATED PRICE FOR THE WHOLE AREA</b>					<b>4 850 000,-</b>	<b>0,0</b>		<b>0,-</b>	<b>4 850 000,-</b>
1	Plot 13	1,0	stk	250 000,-		250 000,-			0,-	250 000,-
2	Plot 21	1,0	stk	250 000,-		250 000,-			0,-	250 000,-
3	Plot 15	1,0	stk	400 000,-		400 000,-			0,-	400 000,-
4	Plot 23	1,0	stk	400 000,-		400 000,-			0,-	400 000,-
5	Plot 30	1,0	stk	400 000,-		400 000,-			0,-	400 000,-
6	Plot 17	1,0	stk	400 000,-		400 000,-			0,-	400 000,-
7	Plot 25	1,0	stk	400 000,-		400 000,-			0,-	400 000,-
8	Plot 32	1,0	stk	400 000,-		400 000,-			0,-	400 000,-
9	Plot 19	1,0	stk	450 000,-		450 000,-			0,-	450 000,-
10	Plot 27	1,0	stk	450 000,-		450 000,-			0,-	450 000,-
11	Plot 34	1,0	stk	450 000,-		450 000,-			0,-	450 000,-
12	Area 4/62	1,0	stk	600 000,-		600 000,-			0,-	600 000,-

### Resultat

<b>Sum materiell</b>	<b>4 850 000,-</b>
<b>Sum arbeid</b>	<b>0,-</b>
<b>Sum eks. mva</b>	<b>4 850 000,-</b>
<b>Mva</b>	<b>1 212 500,-</b>
<b>Sum inkl. mva</b>	<b>6 062 500,-</b>