



Industrial Viability Appraisal

DEVELOPMENT TYPE	Factory Unit
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	1,000 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8	1000	sqm	860	£ per sqm	£860,000
Office	B1a		sqm	1750	£ per sqm	£0
Food Retail	A1		sqm	3500	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	2000	£ per sqm	£0
Residential Inst	C2		sqm	800	£ per sqm	£0
Hotels	C3		sqm	1920	£ per sqm	£0
Community	D1		sqm	1000	£ per sqm	£0
Leisure	D2		sqm	1000	£ per sqm	£0
Agricultural			sqm	250	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	700	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value

£860,000

Development Costs

Land	Plot Ratio					
Industrial	200%	2000	sqm	40.7	£ per sqm	£81,400
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction

Stamp Duty

1.0%

£814

	Gross/Net					
Industrial	1.0	1000	sqm	450	£ per sqm	£450,000
Office	1.2	0	sqm	1600	£ per sqm	£0
Food Retail	1.0	0	sqm	600	£ per sqm	£0
Other Retail	1.0	0	sqm	500	£ per sqm	£0
Residential Inst	1.2	0	sqm	1200	£ per sqm	£0
Hotels	1.2	0	sqm	1300	£ per sqm	£0
Community	1.0	0	sqm	1000	£ per sqm	£0
Leisure	1.0	0	sqm	1500	£ per sqm	£0
Agricultural	1.0	0	sqm	450	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£36,000	
Legal Fees			0.5%	GDV	£4,300	
Statutory Fees			0.6%	Build Cost	£2,700	
Sales/Marketing Costs			1.0%	GDV	£8,600	
Contingencies			5.0%	Build Cost	£22,500	
Planning Obligations			5	per Sqm	£5,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£26,938
Arrangement Fee	1.0%	Cost			£6,113	
Development Profit		17.5%	of GDV		£150,500	
Total Cost					£794,865	

POTENTIAL MARGIN FOR CIL

£65,135

POTENTIAL CIL RATE PER SQ METRE

£65



Industrial Viability Appraisal

DEVELOPMENT TYPE	Factory Unit
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	1,000 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8	1000	sqm	860	£ per sqm	£860,000
Office	B1a		sqm	1750	£ per sqm	£0
Food Retail	A1		sqm	3500	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	2000	£ per sqm	£0
Residential Inst	C2		sqm	800	£ per sqm	£0
Hotels	C3		sqm	1920	£ per sqm	£0
Community	D1		sqm	1000	£ per sqm	£0
Leisure	D2		sqm	1000	£ per sqm	£0
Agricultural			sqm	250	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	700	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£860,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	2000	sqm	80	£ per sqm	£159,800
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction **Stamp Duty** **1.0%** **£1,598**

	Gross/Net					
Industrial	1.0	1000	sqm	450	£ per sqm	£450,000
Office	1.2	0	sqm	1600	£ per sqm	£0
Food Retail	1.0	0	sqm	600	£ per sqm	£0
Other Retail	1.0	0	sqm	500	£ per sqm	£0
Residential Inst	1.2	0	sqm	1200	£ per sqm	£0
Hotels	1.2	0	sqm	1300	£ per sqm	£0
Community	1.0	0	sqm	1000	£ per sqm	£0
Leisure	1.0	0	sqm	1500	£ per sqm	£0
Agricultural	1.0	0	sqm	450	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£36,000	
Legal Fees			0.5%	GDV	£4,300	
Statutory Fees			0.6%	Build Cost	£2,700	
Sales/Marketing Costs			1.0%	GDV	£8,600	
Contingencies			5.0%	Build Cost	£22,500	
Planning Obligations			5	per Sqm	£5,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£33,089
Arrangement Fee	1.0%	Cost			£6,905	
Development Profit		17.5%	of GDV		£150,500	
Total Cost					£880,992	

POTENTIAL MARGIN FOR CIL **-£20,992**
POTENTIAL CIL RATE PER SQ METRE **-£21**



Industrial Viability Appraisal

DEVELOPMENT TYPE	Factory Unit
BASE LAND VALUE SCENARIO	Market Comparable
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	1,000 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8	1000	sqm	860	£ per sqm	£860,000
Office	B1a		sqm	1750	£ per sqm	£0
Food Retail	A1		sqm	3500	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	2000	£ per sqm	£0
Residential Inst	C2		sqm	800	£ per sqm	£0
Hotels	C3		sqm	1920	£ per sqm	£0
Community	D1		sqm	1000	£ per sqm	£0
Leisure	D2		sqm	1000	£ per sqm	£0
Agricultural			sqm	250	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	700	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value

£860,000

Development Costs

Land	Plot Ratio					
Industrial	200%	2000	sqm	50	£ per sqm	£100,000
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction

Stamp Duty

1.0%

£1,000

	Gross/Net					
Industrial	1.0	1000	sqm	450	£ per sqm	£450,000
Office	1.2	0	sqm	1600	£ per sqm	£0
Food Retail	1.0	0	sqm	600	£ per sqm	£0
Other Retail	1.0	0	sqm	500	£ per sqm	£0
Residential Inst	1.2	0	sqm	1200	£ per sqm	£0
Hotels	1.2	0	sqm	1300	£ per sqm	£0
Community	1.0	0	sqm	1000	£ per sqm	£0
Leisure	1.0	0	sqm	1500	£ per sqm	£0
Agricultural	1.0	0	sqm	450	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£36,000	
Legal Fees			0.5%	GDV	£4,300	
Statutory Fees			0.6%	Build Cost	£2,700	
Sales/Marketing Costs			1.0%	GDV	£8,600	
Contingencies			5.0%	Build Cost	£22,500	
Planning Obligations			5	per Sqm	£5,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£28,397
Arrangement Fee	1.0%	Cost			£6,301	
Development Profit		17.5%	of GDV		£150,500	
Total Cost					£815,298	

POTENTIAL MARGIN FOR CIL

£44,702

POTENTIAL CIL RATE PER SQ METRE

£45