



Hotel Viability Appraisal

DEVELOPMENT TYPE	Mid Range Hotel
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	3,600 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	860	£ per sqm	£0
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	3000	sqm	1920	£ per sqm	£5,760,000
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 **£5,760,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
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%	6000	sqm	40.75	£ per sqm	£244,500
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%** **£2,445**

	Gross/Net					
Industrial	1.0	0	sqm	450	£ per sqm	£0
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	3600	sqm	1300	£ per sqm	£4,680,000
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	£374,400	
Legal Fees			0.5%	GDV	£28,800	
Statutory Fees			0.6%	Build Cost	£28,080	
Sales/Marketing Costs			1.0%	GDV	£57,600	
Contingencies			5.0%	Build Cost	£234,000	
Planning Obligations			5	£ per Sqm	£15,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£229,621
Arrangement Fee	1.0%		Cost		£56,648	
Development Profit			17.5%	of GDV	£1,008,000	
Total Cost					£6,959,094	

POTENTIAL MARGIN FOR CIL **-£1,199,094**
POTENTIAL CIL RATE PER SQ METRE **-£333**



Hotel Viability Appraisal

DEVELOPMENT TYPE	Mid Range Hotel
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	3,600 Sqm Total Floorspace

Development Value						
Industrial	B1b B1c B2 B8		sqm	860	£ per sqm	£0
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	3000	sqm	1920	£ per sqm	£5,760,000
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 **£5,760,000**

Development Costs					
Land	Plot Ratio				
Industrial	200%	0	sqm		£0
Office	200%	0	sqm		£0
Food Retail	300%	0	sqm		£0
Other Retail	150%	0	sqm		£0
Residential Inst	150%	0	sqm		£0
Hotels	200%	6000	sqm	79.95	£479,700
Community	150%	0	sqm		£0
Leisure	300%	0	sqm		£0
Agricultural	200%	0	sqm		£0
Blank	200%	0	sqm		£0
Blank	200%	0	sqm		£0
Blank	0%	0	sqm		£0

Construction Stamp Duty **3.0%** **£14,391**

	Gross/Net				
Industrial	1.0	0	sqm	450	£0
Office	1.2	0	sqm	1600	£0
Food Retail	1.0	0	sqm	600	£0
Other Retail	1.0	0	sqm	500	£0
Residential Inst	1.2	0	sqm	1200	£0
Hotels	1.2	3600	sqm	1300	£4,680,000
Community	1.0	0	sqm	1000	£0
Leisure	1.0	0	sqm	1500	£0
Agricultural	1.0	0	sqm	450	£0
Blank	1.0	0	sqm		£0
Blank	1.0	0	sqm		£0
Blank	0.0	0	sqm		£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£374,400	
Legal Fees			0.5%	GDV	£28,800	
Statutory Fees			0.6%	Build Cost	£28,080	
Sales/Marketing Costs			1.0%	GDV	£57,600	
Contingencies			5.0%	Build Cost	£234,000	
Planning Obligations			5	£ per Sqm	£15,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£248,820
Arrangement Fee	1.0%		Cost		£59,120	
Development Profit			17.5%	of GDV	£1,008,000	
Total Cost					£7,227,911	

POTENTIAL MARGIN FOR CIL **-£1,467,911**
POTENTIAL CIL RATE PER SQ METRE **-£408**



Hotel Viability Appraisal

DEVELOPMENT TYPE	Mid Range Hotel
BASE LAND VALUE SCENARIO	Market Comparable
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	3,600 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	860	£ per sqm	£0
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	3000	sqm	1920	£ per sqm	£5,760,000
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 **£5,760,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
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%	6000	sqm	80	£ per sqm	£480,000
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** **£14,400**

	Gross/Net					
Industrial	1.0	0	sqm	450	£ per sqm	£0
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	3600	sqm	1300	£ per sqm	£4,680,000
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	£374,400	
Legal Fees			0.5%	GDV	£28,800	
Statutory Fees			0.6%	Build Cost	£28,080	
Sales/Marketing Costs			1.0%	GDV	£57,600	
Contingencies			5.0%	Build Cost	£234,000	
Planning Obligations			5	£ per Sqm	£15,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£248,844
Arrangement Fee	1.0%		Cost		£59,123	
Development Profit			17.5%	of GDV	£1,008,000	
Total Cost					£7,228,247	

POTENTIAL MARGIN FOR CIL **-£1,468,247**
POTENTIAL CIL RATE PER SQ METRE **-£408**