



Leisure Viability Appraisal

DEVELOPMENT TYPE	Bowling Alley
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	2,500 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		sqm	1920	£ per sqm	£0
Community	D1		sqm	1000	£ per sqm	£0
Leisure	D2	2500	sqm	1000	£ per sqm	£2,500,000
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

£2,500,000

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%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	7500	sqm	25.75	£ per sqm	£193,125
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%

£1,931

	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	0	sqm	1300	£ per sqm	£0
Community	1.0	0	sqm	1000	£ per sqm	£0
Leisure	1.0	2500	sqm	1500	£ per sqm	£3,750,000
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	£300,000	
Legal Fees			0.5%	GDV	£12,500	
Statutory Fees			0.6%	Build Cost	£22,500	
Sales/Marketing Costs			1.0%	GDV	£25,000	
Contingencies			5.0%	Build Cost	£187,500	
Planning Obligations			5	£ per Sqm	£12,500	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£182,559
Arrangement Fee	1.0%		Cost		£45,051	
Development Profit			17.5%	of GDV	£437,500	
Total Cost					£5,170,166	

POTENTIAL MARGIN FOR CIL

-£2,670,166

POTENTIAL CIL RATE PER SQ METRE

-£1,068



Leisure Viability Appraisal

DEVELOPMENT TYPE	Bowling Alley
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	2,500 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		sqm	1920	£ per sqm	£0
Community	D1		sqm	1000	£ per sqm	£0
Leisure	D2	2500	sqm	1000	£ per sqm	£2,500,000
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

£2,500,000

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%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	7500	sqm	64.95	£ per sqm	£487,125
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

3.0%

£14,614

	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	0	sqm	1300	£ per sqm	£0
Community	1.0	0	sqm	1000	£ per sqm	£0
Leisure	1.0	2500	sqm	1500	£ per sqm	£3,750,000
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	£300,000	
Legal Fees			0.5%	GDV	£12,500	
Statutory Fees			0.6%	Build Cost	£22,500	
Sales/Marketing Costs			1.0%	GDV	£25,000	
Contingencies			5.0%	Build Cost	£187,500	
Planning Obligations			5	£ per Sqm	£12,500	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£206,383
Arrangement Fee	1.0%		Cost		£48,117	
Development Profit			17.5%	of GDV	£437,500	
Total Cost					£5,503,739	

POTENTIAL MARGIN FOR CIL

-£3,003,739

POTENTIAL CIL RATE PER SQ METRE

-£1,201



Leisure Viability Appraisal

DEVELOPMENT TYPE	Bowling Alley
BASE LAND VALUE SCENARIO	Market Comparable
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	2,500 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		sqm	1920	£ per sqm	£0
Community	D1		sqm	1000	£ per sqm	£0
Leisure	D2	2500	sqm	1000	£ per sqm	£2,500,000
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 **£2,500,000**

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%	0	sqm		£0
Community	150%	0	sqm		£0
Leisure	300%	7500	sqm	50	£375,000
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%** **£11,250**

	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	0	sqm	1300	£0
Community	1.0	0	sqm	1000	£0
Leisure	1.0	2500	sqm	1500	£3,750,000
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	£300,000		
Legal Fees		0.5%	GDV	£12,500		
Statutory Fees		0.6%	Build Cost	£22,500		
Sales/Marketing Costs		1.0%	GDV	£25,000		
Contingencies		5.0%	Build Cost	£187,500		
Planning Obligations		5	£ per Sqm	£12,500		
Interest @	6.0%	12	Month Build	3	Month Sale Void	£197,411
Arrangement Fee	1.0%		Cost	£46,963		
Development Profit		17.5%	of GDV	£437,500		
Total Cost				£5,378,124		

POTENTIAL MARGIN FOR CIL **-£2,878,124**
POTENTIAL CIL RATE PER SQ METRE **-£1,151**