



Agricultural Viability Appraisal

DEVELOPMENT TYPE	Farm Store
BASE LAND VALUE SCENARIO	Greenfield/Agricultural
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	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		sqm	1000	£ per sqm	£0
Agricultural		500	sqm	250	£ per sqm	£125,000
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 **£125,000**

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%	0	sqm		£ per sqm	£0
Agricultural	200%	1000	sqm	1.5	£ per sqm	£1,500
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%** **£15**

	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	0	sqm	1500	£ per sqm	£0
Agricultural	1.0	500	sqm	450	£ per sqm	£225,000
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	£18,000	
Legal Fees			0.5%	GDV	£625	
Statutory Fees			0.6%	Build Cost	£1,350	
Sales/Marketing Costs			1.0%	GDV	£0	
Contingencies			5.0%	Build Cost	£11,250	
Planning Obligations			5	£ per Sqm	£2,500	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£10,167
Arrangement Fee	1.0%		Cost		£2,602	
Development Profit			17.5%	of GDV	£21,875	
Total Cost					£294,884	

POTENTIAL MARGIN FOR CIL **-£169,884**
POTENTIAL CIL RATE PER SQ METRE **-£340**