



Sui Generis Viability Appraisal

DEVELOPMENT TYPE	Car Showroom
BASE LAND VALUE SCENARIO	100
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	1,000 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			sqm	250	£ per sqm	£0
Sui Generis	Car Sales	1000	sqm	1700	£ per sqm	£1,700,000
Sui Generis	Vehicle Repairs		sqm	700	£ per sqm	£0
Sui Generis		0	sqm	0	£ per sqm	£0

Development Value **£1,700,000**

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%	0	sqm		£ per sqm	£0
Car Sales	200%	2000	sqm	100	£ per sqm	£200,000
Vehicle Repairs	200%	0	sqm		£ per sqm	£0
0	0%	0	sqm		£ per sqm	£0

Construction **Stamp Duty** **£2,000**

	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	0	sqm	450	£ per sqm	£0
Car Sales	1.0	1000	sqm	1000	£ per sqm	£1,000,000
Vehicle Repairs	1.0	0	sqm	450	£ per sqm	£0
0	0.0	0	sqm	0	£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£80,000	
Legal Fees			0.5%	GDV	£8,500	
Statutory Fees			0.6%	Build Cost	£6,000	
Sales/Marketing Costs			1.0%	GDV	£0	
Contingencies			5.0%	Build Cost	£50,000	
Planning Obligations			5	£	£5	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£60,146
Arrangement Fee	1.0%		Cost		£13,465	
Development Profit		17.5%	of GDV		£297,500	
Total Cost					£1,717,616	

POTENTIAL MARGIN FOR CIL **-£17,616**
POTENTIAL CIL RATE PER SQ METRE **-£18**



Sui Generis Viability Appraisal

DEVELOPMENT TYPE	Repair Garage
BASE LAND VALUE SCENARIO	50
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	450 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			sqm	250	£ per sqm	£0
Sui Generis	Car Sales		sqm	1700	£ per sqm	£0
Sui Generis	Vehicle Repairs	450	sqm	700	£ per sqm	£315,000
Sui Generis		0	sqm	0	£ per sqm	£0

Development Value **£315,000**

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%	0	sqm		£ per sqm	£0
Car Sales	200%	0	sqm		£ per sqm	£0
Vehicle Repairs	200%	900	sqm	50	£ per sqm	£45,000
0	0%	0	sqm		£ per sqm	£0

Construction Stamp Duty **1.0%** **£450**

	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	0	sqm	450	£ per sqm	£0
Car Sales	1.0	0	sqm	1000	£ per sqm	£0
Vehicle Repairs	1.0	450	sqm	450	£ per sqm	£202,500
0	0.0	0	sqm	0	£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£16,200	
Legal Fees			0.5%	GDV	£1,575	
Statutory Fees			0.6%	Build Cost	£1,215	
Sales/Marketing Costs			1.0%	GDV	£0	
Contingencies			5.0%	Build Cost	£10,125	
Planning Obligations			5	£ per Sqm	£2,250	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£12,614
Arrangement Fee	1.0%		Cost		£2,793	
Development Profit			17.5%	of GDV	£55,125	
Total Cost					£349,847	

POTENTIAL MARGIN FOR CIL **-£34,847**
POTENTIAL CIL RATE PER SQ METRE **-£77**



Sui Generis Viability Appraisal

DEVELOPMENT TYPE	0
BASE LAND VALUE SCENARIO	0
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	0 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			sqm	250	£ per sqm	£0
Sui Generis	Car Sales		sqm	1700	£ per sqm	£0
Sui Generis	Vehicle Repairs		sqm	700	£ per sqm	£0
Sui Generis		0	sqm	0	£ per sqm	£0

Development Value **£0**

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%	0	sqm		£ per sqm	£0
Car Sales	200%	0	sqm		£ per sqm	£0
Vehicle Repairs	200%	0	sqm		£ per sqm	£0
0	0%	0	sqm		£ per sqm	£0

Construction Stamp Duty **1.0%** **£0**

	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	0	sqm	450	£ per sqm	£0
Car Sales	1.0	0	sqm	1000	£ per sqm	£0
Vehicle Repairs	1.0	0	sqm	450	£ per sqm	£0
0	0.0	0	sqm	0	£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0
Professional Fees @			8.0%	Build Cost	£0
Legal Fees			0.5%	GDV	£0
Statutory Fees			0.6%	Build Cost	£0
Sales/Marketing Costs			1.0%	GDV	£0
Contingencies			5.0%	Build Cost	£0
Planning Obligations			5	£ per Sqm	£0
Interest @	6.0%	12	Month Build	3	Mth Sale Void
Arrangement Fee	1.0%		Cost		£0
Development Profit			17.5%	of GDV	£0
Total Cost					£0

POTENTIAL MARGIN FOR CIL **£0**
POTENTIAL CIL RATE PER SQ METRE **#DIV/0!**