

<b>SITE LOCATION</b>	Union Square, Worthing	
<b>DEVELOPMENT SCENARIO</b>	Brownfield	Greenfield or Brownfield
<b>NET DEVELOPABLE SITE AREA</b>	0.5	Ha
<b>DEVELOPMENT DETAILS</b>	12,500	Sqm Total Floorspace

Development Value		Net Lettable Area	Sales Value	
Industrial	B1b B1c B2 B8		sqm	£ per sqm
Office	B1a		sqm	£ per sqm
Food Retail	A1		sqm	£ per sqm
Other Retail	A 1 A2 A3 A4 A5	8000	2000	£ per sqm
Residential Inst	C2		sqm	£ per sqm
Hotels	C3		sqm	£ per sqm
Community	D1		sqm	£ per sqm
Leisure	D2		sqm	£ per sqm
Agricultural			sqm	£ per sqm
Sui Generis	#REF!		sqm	£ per sqm
Sui Generis	#REF!		sqm	£ per sqm
<b>Total Development Value</b>				<b>£16,000,000</b>

Development Costs		Site Area	Land Value	
Industrial		0	Ha	£ per Ha
Office		0	Ha	£ per Ha
Food Retail		0	Ha	£ per Ha
Other Retail		0.5	Ha	£ per Ha
Residential Inst		0	Ha	£ per Ha
Hotels		0	Ha	£ per Ha
Community		0	Ha	£ per Ha
Leisure		0	Ha	£ per Ha
Agricultural		0	Ha	£ per Ha
#REF!		0	Ha	£ per Ha
#REF!		0	Ha	£ per Ha
<b>Total Land Cost</b>				<b>£1,000,000</b>

Construction		Gross Internal Area	Construction Rate	CIL Rate	
Industrial			sqm	£ per sqm	£0
Office			sqm	£ per sqm	£0
Food Retail			sqm	£ per sqm	£0
Other Retail		8000	600	£ per sqm	£4,800,000
Residential Inst			sqm	£ per sqm	£0
Hotels			sqm	£ per sqm	£0
Community			sqm	£ per sqm	£0
Leisure			sqm	£ per sqm	£0
Agricultural			sqm	£ per sqm	£0
#REF!			sqm	£ per sqm	£0
Basement Car Parking		4500	600	£ per sqm	£2,700,000
<b>Total Construction Cost</b>				<b>£7,500,000</b>	

Abnormal Costs					£0	
Professional Fees @		8.0%	of Construction Cost		£600,000	
Legal Fees		0.5%	of Gross Development Value		£80,000	
Statutory Fees		0.6%	of Construction Cost		£45,000	
Sales/Marketing Costs		2.0%	of Gross Development Value		£320,000	
Contingencies		5.0%	of Construction Cost		£375,000	
Planning Obligations		5	£ per sqm		£62,500	
CIL					£1,875,000	
Interest @	6.0%	24	Month Build	3	Mth Sale Void	£932,482
Arrangement Fee	1.0%		of Total Costs		£193,975	
Development Profit		17.5%	of Gross Development Value		£2,800,000	
<b>Total Costs</b>				<b>£15,823,957</b>		







































































