Commercial Viability Appraisal

SITE LOCATION	New Monks Farm Employment		
DEVELOPMENT SCENARIO	Residual	Greenfield or Brownfield	
NET DEVELOPABLE SITE AREA	2	Ha	
DEVELOPMENT DETAILS	10000	Sqm Total Floorspace	
Development Value			

Development Value

			Net Lettable Area		Sales Value		
Industrial	B1b B1c B2 B8		10000	sqm	915	£ per sqm	£9,150,000
Office	B1a		0	sqm	0	£ per sqm	£0
Food Retail	A1		0	sqm	0	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		0	sqm	0	£ per sqm	£0
Residential Inst	C2		0	sqm	0	£ per sqm	£0
Hotels	C3		0	sqm	0	£ per sqm	£0
Community	D1		0	sqm	0	£ per sqm	£0
Leisure	D2		0	sqm	0	£ per sqm	£0
Agricultural			0	sqm	0	£ per sqm	£0
Sui Generis		0	0	sqm	0	£ per sqm	£0
Sui Generis		0	0	sqm	0	£ per sqm	£0
						Total Development Value	**£9,150,000**

Development Costs

Land	Site Area		Land Value		
Industrial	2	Ha	0	£ per Ha	£0
Office	0	Ha	FALSE	£ per Ha	£0
Food Retail	0	Ha	FALSE	£ per Ha	£0
Other Retail	0	Ha	FALSE	£ per Ha	£0
Residential Inst	0	Ha	FALSE	£ per Ha	£0
Hotels	0	Ha	FALSE	£ per Ha	£0
Community	0	Ha	FALSE	£ per Ha	£0
Leisure	0	Ha	FALSE	£ per Ha	£0
Agricultural	0	Ha	FALSE	£ per Ha	£0
0	0	Ha	FALSE	£ per Ha	£0
0	0	Ha	FALSE	£ per Ha	£0
				Total Land Cost	**£0**

Construction				Stamp Duty Land Tax	1.0%	£0
	Gross Internal Area		Construction Rate		CIL Rate	
Industrial	10000	sqm	668	£ per sqm	0	£6,680,000
Office	0	sqm	0	£ per sqm	0	£0
Food Retail	0	sqm	0	£ per sqm	0	£0
Other Retail	0	sqm	0	£ per sqm	0	£0
Residential Inst	0	sqm	0	£ per sqm	0	£0
Hotels	0	sqm	0	£ per sqm	0	£0
Community	0	sqm	0	£ per sqm	0	£0
Leisure	0	sqm	0	£ per sqm	0	£0
Agricultural	0	sqm	0	£ per sqm	0	£0
0	0	sqm	0	£ per sqm	0	£0
0	0	sqm	0	£ per sqm	0	£0
					Total Construction Cost	**£6,680,000**

Abnormal Costs			0			£0
Professional Fees @			8.0%	of Construction Cost		£534,400
Legal Fees			0.5%	of Gross Development Value		£45,750
Statutory Fees			0.6%	of Construction Cost		£40,080
Sales/Marketing Costs			2.0%	of Gross Development Value		£183,000
Contingencies			5.0%	of Construction Cost		£334,000
Planning Obligations			0	£ per sqm		£0
CIL						£0
Interest @	5.0%	12	Month Build	3	Mth Sale Void	£251,544
Arrangement Fee	1.0%	of Total Costs				£144,972
Development Profit		5.0%	of Gross Development Value			£457,500
					Total Costs	**£8,671,246**

VIABILITY MARGIN	**£478,754**