



**Newark & Sherwood District Council
Allocations & Development Management DPD
Commercial Viability Assessment**

August 2012



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Executive Summary

1.1 The report will provide an assessment of the viability of the commercial site allocations proposed in the Newark & Sherwood Site Allocations Development Plan Document. The study will consider viability in the context of adopted Core Strategy policies that might affect the cost and value of development (Affordable Housing, Community Infrastructure Levy, Infrastructure requirements and associated Sec 106 contributions, Design and Construction Standards) as well as site specific cost constraints identified by the Authority (eg contamination, site stability, flood defence etc). The study also considers delivery over the remaining 14 years of the Development Plan to 2026.

Study Area

1.2 The study area covers the whole of the administrative area of Newark and Sherwood District Council. The assessment first considers the existence of economic sub-market areas for commercial development within the District boundary which form the basis for the Authority's CIL Charging Zones.

Methodology

1.3 The study seeks to assess the viability of individual commercial development sites taking account of all relevant factors. The study considers delivery of sites within three time periods up to 2026 – 0-5 years, 5-10 years and 10-15 years (10-14 years being relevant to the plan period). The cost and value assumptions are adjusted accordingly to reflect market forecasts for commercial costs and values over these periods.

1.4 The study involves an assessment of market values for commercial development in Newark and Sherwood based on updated advice from Heb Surveyors who undertook a Districtwide valuation survey to support the progression of the Community Infrastructure Levy in 2010. The study uses the same sub-market area approach for viability testing based on the adopted differential CIL Charging Zones. The study uses the base construction costs and rates used to inform the CIL work based on advice from Gleeds cost consultants.

1.5 The viability appraisal considers two principal land value benchmarks from which development is likely to emerge – Greenfield and Brownfield.

1.6 The study assumptions are based on up to date available market evidence. Specific advice has been obtained from Gleeds costs consultants on reasonable allowance for abnormal site constraints.

Executive Summary

1.8 The viability assessment indicates whether individual development sites are considered viable on a 'traffic light' red, green, amber approach.

Green – Site considered viable having made allowance for all reasonable development impacts, a standard developers profit and return to the landowner.

Amber – Site considered capable of viable development making allowance for all reasonable development impacts, a standard developers profit but acknowledging that landowners may need to accept reductions for abnormal site development costs if development is to proceed.

Red – Site not currently considered viable based on implementation of Council policies and standard returns to landowners. It should be recognised that sites in this category may be viable if the Council is minded to relax infrastructure contributions and landowner/developers accept that abnormal development costs may reduce profit return.

Key Findings

1.9 The viability testing illustrated that, in general terms, commercial development in all allocated locations in Newark and Sherwood is viable and can accommodate CIL charges and the Council's policy requirements over the plan period to 2026.

1.10 The assessment necessarily relies on fixed assumptions and generic application of allowances for standard and abnormal construction costs. There will be significant variations dependent on specification, construction methods and associated build cost and indeed sales rates which will make some types of development more or less viable and individual assessments may still be necessary at planning application stage where variations to policy requirements are sought. In circumstances where viability is marginal It should also be noted that where it is the abnormal site development costs that threaten viability, landowners may need to accept reductions in land value and this may make development viable.

2 Introduction

2.1 The purpose of the study is to assess the overall viability of the commercial development allocations proposed by the Development Plan.

2.2 In order to provide a robust assessment of Development Plan proposals, the study assesses the viability of all the individual development sites proposed for allocation. The individual viability assessments take account of adopted planning policies including the Community Infrastructure Levy and site specific constraints to determine whether the proposed sites are viable and deliverable in the plan period.

The NPPF and Relevant Guidance

2.3 The National Planning Policy Framework 2012 introduces a new focus on viability assessment in considering appropriate Development Plan policy. Paras 173-177 provide guidance on ‘Ensuring Viability and Deliverability’ in plan making. They state :-

“173. Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

174. Local planning authorities should set out their policy on local standards in the Local Plan, including requirements for affordable housing. They should assess the likely cumulative impacts on development in their area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards. In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle. Evidence supporting the assessment should be proportionate, using only appropriate available evidence.....

177. It is equally important to ensure that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion. To facilitate this, it is important that local planning authorities understand district-wide development costs at the time Local Plans are drawn up. For this reason, infrastructure and development policies should be planned at the same time, in the Local Plan. Any affordable housing or local standards requirements that may be applied to development should be assessed at the plan-making stage, where possible, and kept under review.”

2.4 The study is mindful of this guidance and sets out its methodology in the following sections.

3 Methodology

The Process

3.1 There are a number of key stages to Viability Assessment which may be set out as follows.

1) Evidence Base – Land & Property Valuation Study

3.2 Establish an area wide evidence base of land and property values for development in each sub-market area. The evidence base relies on the Districtwide valuation study from Heb Surveyors undertaken to support the adoption of a Community Infrastructure Levy in 2010 (and subsequent updated advice).

2) Evidence Base – Construction Cost Study

3.3 Establish an area wide evidence base of construction costs for each category of development relevant to the local area. The study will also indicate construction rates for professional fees, warranties, statutory fees and construction contingencies. The evidence base relies on the Districtwide Construction Cost Study by Gleeds undertaken to support the adoption of a Community Infrastructure Levy in 2010 (and subsequent updated advice). In addition specific advice on reasonable allowances for abnormal site constraints was obtained from Gleeds and is outlined in the report.

3) Identification of Sub Market Areas

3.4 The Heb Valuation Evidence indicated potential sub-markets within the study area which formed the Charging Zones adopted as part of the Community Infrastructure Levy.

4) Delivery Timescale

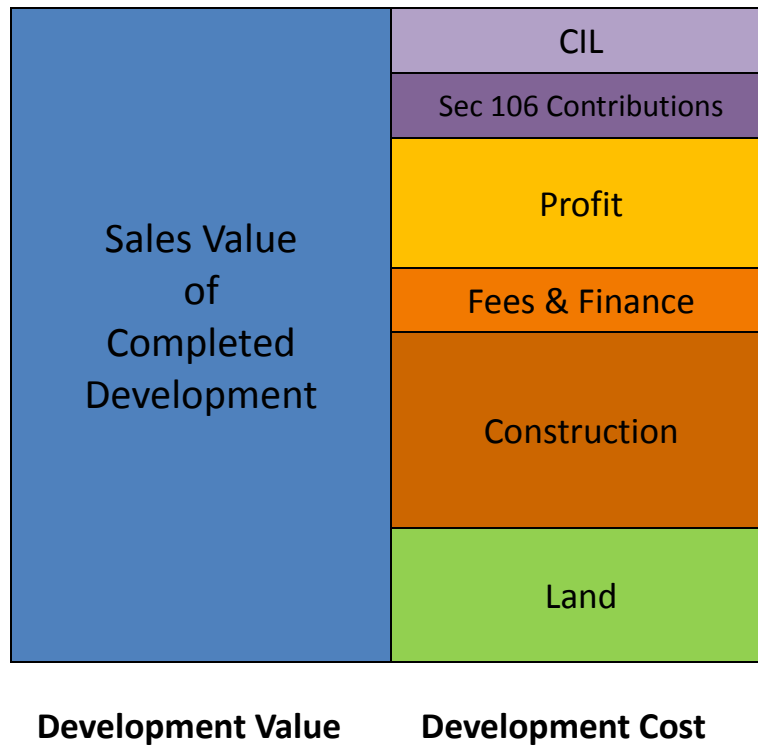
3.5 The Heb Valuation Evidence indicated potential sub-markets within the study area which formed the Charging Zones adopted as part of the Community Infrastructure Levy.

5) Viability Appraisal

3.6 Appraisal of every allocated site taking account of site area, plot coverage, brownfield or greenfield status, site specific abnormal constraints and policy requirements. The appraisal uses a Residual Appraisal Model to determine whether any margin exists beyond a reasonable developer's return.

3 Methodology

The Development Equation



3.7 The appraisal model is illustrated by the above diagram and summarises the 'Development Equation'. On one side of the equation is the development value ie the sales value which will be determined by the market at any particular time.

3.8 On the other side of the equation, the development cost includes the 'fixed elements' ie construction, fees, finance and developers profit. Developers profit is usually fixed as a minimum % return on gross development value generally set by the lending institution at the time. The flexible elements are the cost of land and the amount of developer contribution (CIL and Planning Obligations) sought by the Local Authority.

3.9 Economic viability is assessed using an industry standard Residual Model approach. The model calculates sales value and then subtracts assessed land value (based on thresholds for greenfield/brownfield etc), construction costs (inc fees, contingencies, finance etc), policy requirements (infrastructure and CIL contributions) and developers profit allowance to determine if development value and costs balance, within reasonable parameters to verify viability.

3 Methodology

Viability Assessment Model

3.10 A residual assessment model is used to test the viability of development. The model draws on the valuation and construction cost evidence base and is based on the following inputs:-

Development Value (Based on Floor Area) 1000sqm Factory @ £2,200per sqm	£2,200,000
Development Costs	
Land Value	£300,000
Construction Costs	£900,000
Abnormal Construction Costs	£100,000
Professional Fees (% Costs)	£90,000
Legal Fees (% Value)	£30,000
Statutory Fees (% Costs)	£30,000
Sales & Marketing Fees (% Value)	£40,000
Contingencies (% Costs)	£50,000
Section 106 Contributions (Optional)	£0
CIL	£50,000
Finance Costs (% Costs)	£100,000
Developers Profit (% Return on GDV)	£350,000
Total Costs	£2,150,000
Output	
Gross Margin	£70,000

3.11 The model will calculate the gross margin to determine if the policy requirements of the Development Plan can be accommodated whilst maintaining development viability.

3.12 A positive output figure represents additional margin beyond a standard development profit and confirms viability. A zero output confirms that values and costs (including profit allowance) balance confirming viability. A negative value illustrates that the policy requirements of the plan cannot be met without threatening viability (ie the developers profit allowance or return for the landowner) The assumptions behind the viability assessment are set out in the following sections.

3.13 The viability assessment indicates whether individual development sites are considered viable on a 'traffic light' red, green, amber approach.

3 Methodology

Green – Site considered viable having made allowance for all reasonable development impacts, a standard developers profit and return to the landowner.

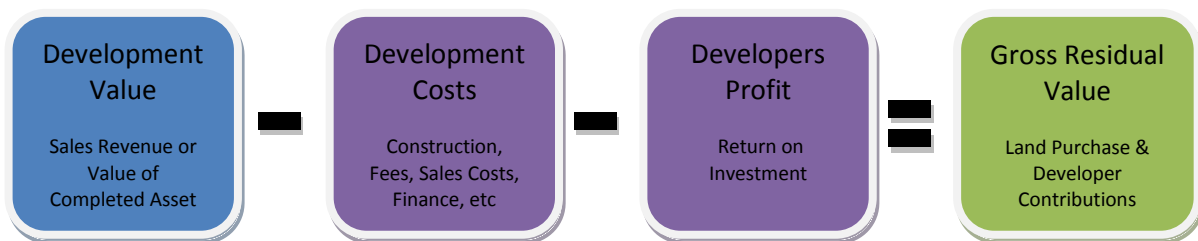
Amber – Site considered capable of viable development making allowance for all reasonable development impacts, a standard developers profit but acknowledging that landowners may need to accept reductions for abnormal site development costs if development is to proceed.

Red – Site not currently considered viable based on implementation of Council policies and standard returns to landowners. It should be recognised that sites in this category may be viable if the Council is minded to relax infrastructure contributions and landowner/developers accept that abnormal development costs may reduce profit return.

Land Value Assumptions

3.14 It is generally accepted that costs of the Policy requirements of the Development Plan (eg CIL and Infrastructure Contributions) will be extracted from the residual land value (ie the margin between development value and development cost including a reasonable allowance for developers profit). This is the point at which base land value is established to ascertain the remaining margin for contributions.

Stage 1 – Residual Valuation



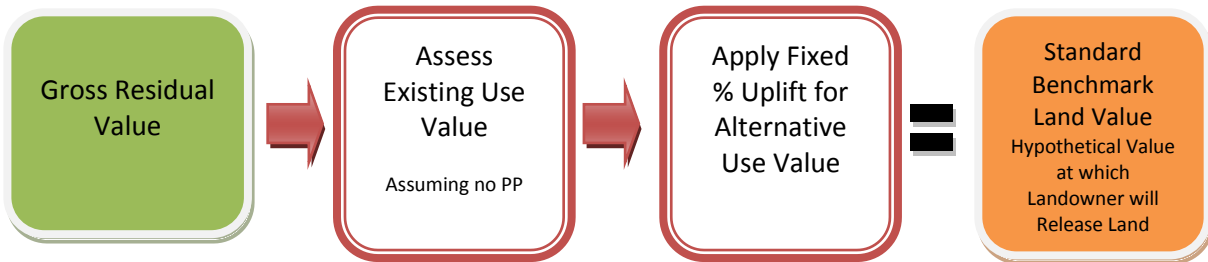
3.15 The approach to assessing the land element of the gross residual value is therefore the key to the robustness of any viability appraisal. It is proposed to adopt a market realistic approach to establishing the Land Value element of the viability appraisal which may be categorised as 'Market Value Benchmarking'.

3 Methodology

Stage 2 – Establishing Base Land Value



Standard Benchmarking vs Market Value Benchmarking



Standard Benchmarking

3.16 This is a widely used standard approach which relies on assessing existing use value (EUV) and then applying a fixed % uplift to simulate the 'benchmark' alternative use value (AUV) at which a landowner will be sufficiently incentivised to sell the land. The key difficulty is fixing a realistic existing/alternative use value to cover the majority of development scenarios and, more importantly, a % uplift that realistically reflects the reasonable aspirations of the landowner.

3.17 In view of emerging guidance on land valuation in viability appraisal in planning, it may be unrealistic to take a 'lowest common denominator' approach to land value as it is unlikely to reflect the majority of market circumstances that are likely to guide landowner's decisions.

3.18 The NPPF has brought a new focus on this particular issue when considering viability appraisal in planning. It states at paragraph 173 :-

"To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable".

3 Methodology

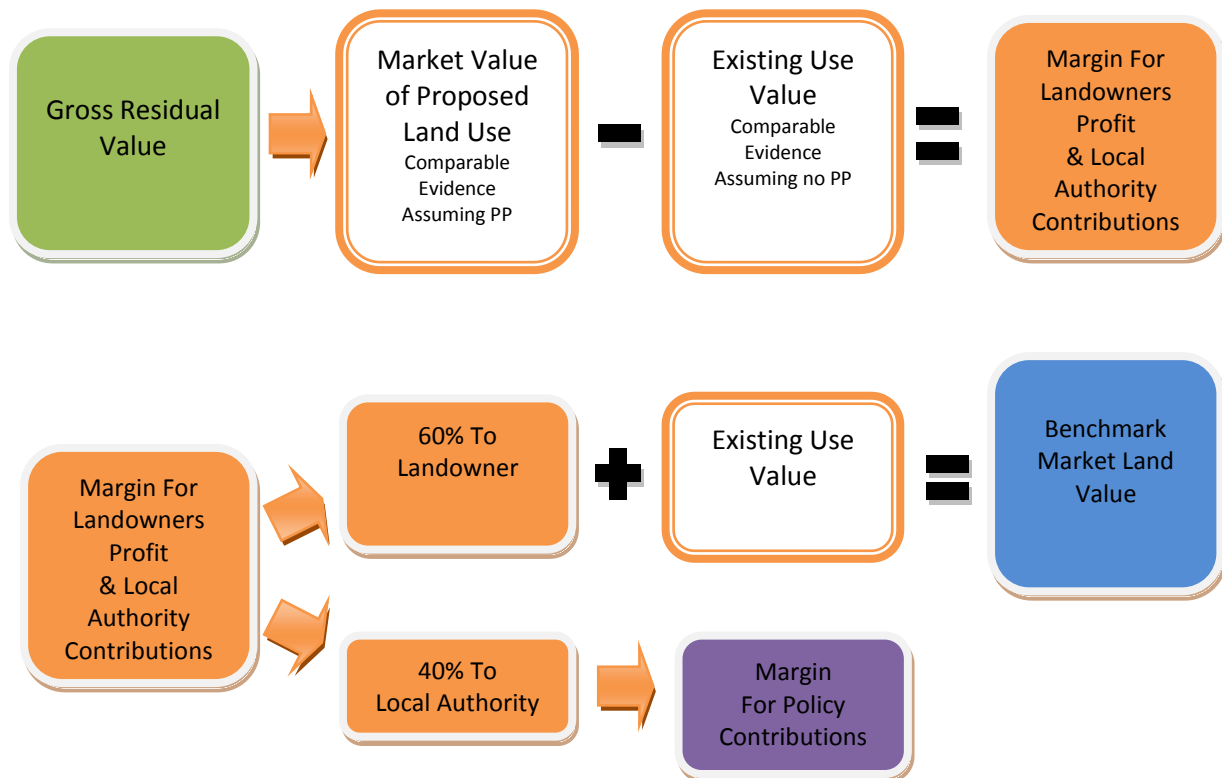
Market Value Benchmarking

3.19 In recognition of the above advice we advocate an alternative approach to establishing an appropriate premium over existing use value to establish threshold land value. This involves first considering the value of land with planning permission but tempering that consideration with the reasonable expectations of the Local Authority that new development land will contribute to infrastructure and affordable housing in recognition that the grant of planning consent generates an uplift in value.

3.20 This approach acknowledges that Landowners will generally have an aspirational value based on the planning permission that might be achieved. This is considered a more pragmatic approach and better reflects the realities of the property market. The approach also acknowledges that Local Authorities will expect to obtain contributions towards infrastructure from the uplift in value. In order to establish a Market Value Benchmark the value of land for the proposed development use is assessed from market research of comparable evidence. The existing use value is then subtracted to determine the uplift in value and the margin available for Local Authority Contributions and landowner profit.

3.21 The assessed margin is then apportioned to give the landowner a sufficient return to incentivise the release of the site but also allowing a significant proportion of the uplift in value to be levied by the Local Authority for infrastructure

Market Value Benchmark Process



3 Methodology

3.22 It has been agreed that for the purpose of the assessment a 60:40 split in favour of the landowner is a reasonable benchmark and will generate base land values that are fair to both landowners and the Council. The split acknowledges that the greater share of the uplift will need to go to the landowner in order for sites to be released.

3.23 The approach uses a mix of market valuation which will reflect the knowledge and aspirations of landowners but tempers this with a benchmarking exercise that provides a fair contribution to Local Authorities from the uplift in value resulting from planning permission. This is considered to be a robust approach to land valuation for the purpose of Development Plan Viability assessment.

Benchmark Land Value Scenarios

3.24 In order to establish robust land value inputs into the viability appraisal it will be necessary to test a range of land value scenarios that represent a reasonable range for sites that are likely to come forward in Newark and Sherwood. The 'Market Value Benchmarking' approach recognises that different levels of uplift will be available for infrastructure contributions dependent on the existing use starting point. For instance, a greenfield site will generate the most potential for contributions because of the difference between the starting land use value (eg agricultural) and the end use value (eg retail)

3.25 In order to represent the likely benchmark scenarios for the appraisal it was decided to use a simple greenfield scenario (based on agricultural use value) and brownfield scenario (based on industrial use value).

Benchmark 1 Greenfield – Commercial
Benchmark 2 Industrial – Commercial

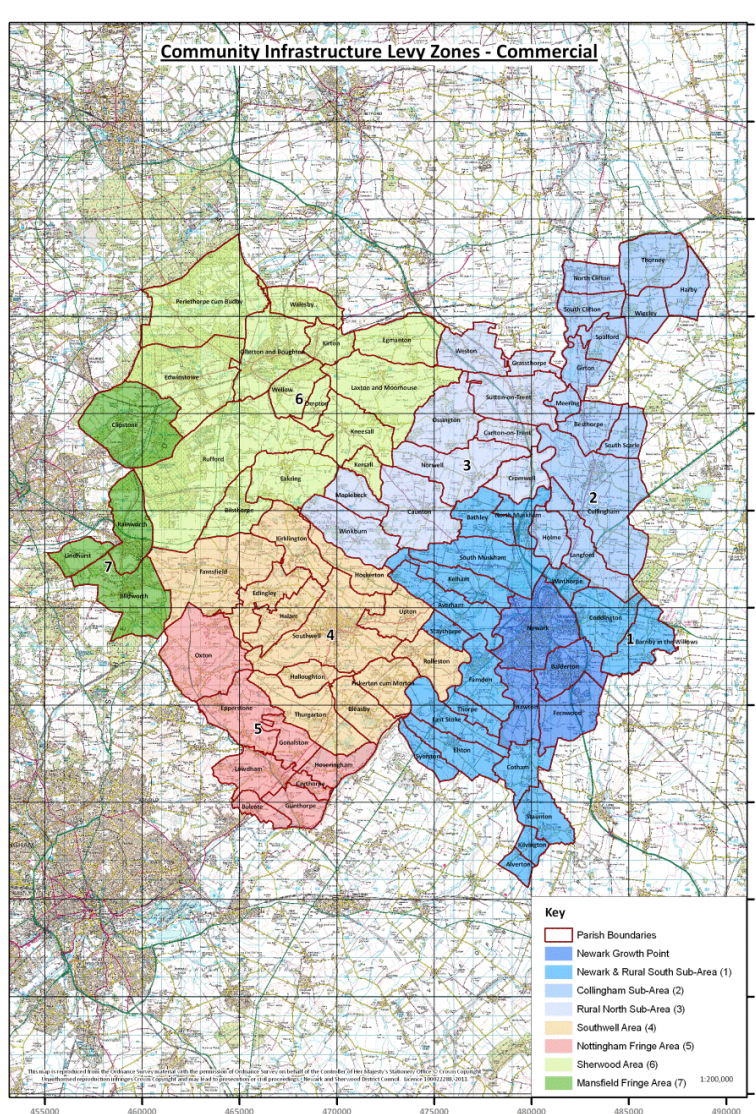
Property Sales Values

3.26 The sale value of the development category will be determined by the market at any particular time and will be influenced by a variety of locational, supply and demand factors as well as the availability of finance. The study uses appropriate available evidence to give an accurate representation of the market circumstances on which Development Plan policy will be based. Sales value evidence is based on the Valuation survey undertaken by Heb Surveyors in 2010 and subsequent updated advice.

4 Viability Appraisal Assumptions

Sub Market Areas

4.1 The Heb valuation study concluded the District could be divided into 8 principal sub-market areas for commercial land and property. These sub-markets formed the basis for the Authority's CIL Charging Zones adopted in 2011 and illustrated on the following plan :-



Commercial Sub Markets/CIL Charging Zones

4 Viability Appraisal Assumptions

Development Density

4.5 Density is an important factor in determining gross development value and land value. Assumptions on plot coverage for different types of commercial development reflecting varying ratios between floorplates and external areas were made as follows :-

	Plot Ratio %	Gross:Net
Industrial	200%	1
Office	200%	1.2
Food Retail	300%	1
General Retail	150%	1
Residential Inst	150%	1.2
Hotels	200%	1.2
Community	150%	1
Leisure	300%	1
Agricultural	200%	1

4.6 In addition the appraisals recognise that the floor areas of some forms of commercial development must be costed and valued differently. The gross:net assumptions are listed on the table above reflecting that whilst industrial, retail etc are generally let based on gross internal area, the net lettable area for offices, hotels etc excludes corridors, stairwell, lifts and other 'non-habitable' space.

Construction Costs

4.7 The construction rates will reflect allowances for external works, drainage, servicing preliminaries and contractor's overhead and profit. The viability assessment will include a 5% allowance for construction contingencies.

Abnormal Construction Costs

4.8 Abnormal Site Constraint Costs associated with the development of individual sites have been identified through work on the development plan. Advice on cost allowances for these constraints was obtained from Gleeds and is summarised in the table below.

4 Viability Appraisal Assumptions

Abnormal Site Development Costs	Budget Cost £/Hectare
<p>Archaeology</p> <p>Typically, Archaeology is addressed by a recording/monitoring brief by a specialist, to satisfy planning conditions Intrusive archaeological investigations are exceptional and not allowed for in the Budget cost</p>	£10,000
<p>Flood Defence Works</p> <p>Generally involves raising floor levels above flood level, on relevant sites Budget comparable to residential assessment @ £2,000 per unit x 35 units/Hect, apply to 1 in 3 sites</p>	£25,000
<p>Vehicle Access Works</p> <p>New road junction and S278 works Major off-site highway works not allowed for.</p>	£20,000
<p>Land Contamination</p> <p>Heavily Contaminated land is not considered, as remediation costs will be reflected in the land sales values Allow for remediation/ removal from site of isolated areas of spoil with elevated levels of contamination</p>	£25,000
<p>Ground Stability</p> <p>Allow raft foundations Budget comparable to residential assessment at £2000 per unit x 35 units x 25% of sites</p>	£20,000
<p>Sewer Works</p> <p>The majority of sites connect into existing sewers within adjacent public highway. Allow for off-site adopted sewer connection with highway</p>	£20,000
<p>Other Abnormals</p> <p>Allow risk for other non-defined Abnormals (Environmental, Ecology, etc)</p>	£10,000

4.9 It will not, of course, be possible to provide accurate assessment of site specific abnormal construction costs. Viability assessment of this nature is necessarily a generic test. Nevertheless it is considered that the assumptions are sufficiently robust to provide an overview of Development Plan viability, accepting that more detailed assessment may be required for individual sites at planning application stage.

4 Viability Appraisal Assumptions

Community Infrastructure Levy

4.10 CIL is factored into the appraisals in accordance with the CIL Charging Rates in the adopted CIL Charging Schedule as follows.

Community Infrastructure Levy		
Charging Zone	Industrial	Retail
	Per sq metre	Per sq metre
1 Newark Growth Point	£125	£20
2 Newark and Rural South	£125	£0
3 Collingham	£125	£0
4 Newark and Rural North	£125	£15
5 Southwell	£125	£5
6 Nottingham Fringe	£125	£0
7 Sherwood	£125	£0
8 Mansfield Fringe	£125	£0

Planning Obligation Contributions

4.11 CIL has replaced some planning obligation contributions. As such any previous policies in relating to Section 106 contributions has been superseded by the adoption of the Levy. Historically the Council has not adopted a consistent approach to collection of Section 106 contributions to commercial development but has relied on site specific infrastructure needs (eg junction improvements). Since this type of contribution will now be collected via the Community Infrastructure Levy the study assumes no additional planning obligation contributions.

Developers Profit

4.12 Developers profit is generally fixed as a % return on gross development value or return on the cost of development to reflect the developer's risk. In current market conditions, and based on the minimum lending conditions of the financial institutions, a 17.5% return on GDV is used in the commercial viability appraisals (NB this is less than the 20% allowance in the residential appraisal work to reflect the fact that new commercial development is generally pre-let/sold reducing the level of risk).

4 Viability Appraisal Assumptions

Delivery Timescale

4.13 The delivery of commercial sites has been considered over the remainder of the plan period from 2012 – 2026 and broken down into 5 year delivery periods from 0-5 years, 5-10 years and 10-15 years (actually 10-14 years to the 2026 plan period). Larger sites have assumed phased delivery across all three periods.

4.14 Based on forecasts from industry research (BCIS/Faithful and Gould for construction cost forecasts) the following broad assumption adjustments have been applied to the costs in the study in the three appraisal periods. Commercial markets are very volatile and forecasts are more difficult. For consistency the same factor has therefore been applied to costs and values for the commercial appraisals.

Assumption Adjustments			
Commercial Values Av Annual Increase	2013-2026	2.5%	
Construction Costs Av Annual ncrease	2013-2026	2.5%	
Delivery Period	0-5 Years	5-10 Years	10-15 Years
Value Adjustment	0%	19%	34%
Costs Adjustment	0%	19%	34%

4.15 The adjustment applied to the 5-10 year period assumes a median position with compounded adjustments applied over 7 years. A period of 12 years of compounded adjustments is applied to the 10-15 year period. Adjustments are similarly applied to CIL Rates and Abnormal Site Constraint Costs.

5 Viability Appraisal Results

5.1 The results of the Viability Appraisal are set out in sub market areas in the three delivery periods (0-5, 5-10 and 10-15 years) in the tables on the following pages.

Viability Assessment 0-5 Years						
Ref	Site	Area	Units	Type	Viability	
MANSFIELD FRINGE						
BL/E/1	Blidworth Industrial Parkl	1.00	B1/B2/B8	Brownfield	£34,626	
Ra/E/1	West of Colliery Lane	2.75	B1/B2/B8	Greenfield	£8,031	
SHERWOOD						
OB/E/3	South of Boughton Industrial Estate	1.89	B1/B2/B8	Greenfield	£81,008	
Bi/E/1	South of Brailwood Road	1.2	B1/B2/B8	Greenfield	£111,498	
Bi/E/2	North of Brailwood Road	0.35	B1/B2/B8	Greenfield	£32,520	
OB/Re/1	Rufford Avenue	0.32	A uses (80%)	Brownfield	£660,018	
OB/RE/2	Forest Road	0.17	A uses (80%)	Brownfield	£263,017	
NEWARK GROWTH POINT						
NUA/E/2	Stephenson Way - Newark Industrial Estate	2.24	B1/B2/B8	Greenfield	£443,569	
NUA/E/3	Land at Telford Drive - Newark Industrial Estate	1.4	B1/B2/B8	Greenfield	£295,899	
NUA/E/4	Notts CC Depot Great North Road	1.07	B1/B2/B8	Brownfield	£209,339	
SOUTHWELL						
So/E/2	East of Crew Lane	1.35	B1/2/8	Greenfield	£187,617	
So/E/3	South of Crew Land	1.09	B1/2/8	Greenfield	£156,347	

Viability Assessment 5-10 Years						
Ref	Site	Area	Units	Type	Viability	
MANSFIELD FRINGE						
Ra/E/1	West of Colliery Lane	2.75	B1/B2/B9	Greenfield	£34,187	
SHERWOOD						
OB/E/3	South of Boughton Industrial Estate	1.89	B1/B2/B8	Greenfield	£96,398	
Bi/E/1	South of Brailwood Road	1.19	B1/B2/B8	Greenfield	£131,577	
NEWARK GROWTH POINT						
NUA/MU/2	Brownhills Motorhomes	1.55	B1/Retail	Brownfield	£323,337	
NUA/E/2	Stephenson Way - Newark Industrial Estate	5	B1/B2/B8	Greenfield	£746,336	
NUA/E/4	Notts CC Depot Great North Road	1	B1/B2/B8	Brownfield	£10,774	
SOUTHWELL						
So/E/2	East of Crew Lane	1.36	B1/2/8	Greenfield	£258,823	
So/E/3	South of Crew Land	1.09	B1/2/9	Greenfield	£207,439	

5 Viability Appraisal Results

Viability Assessment 10-15 Years					
Ref	Site	Area	Units	Type	Viability
NEWARK GROWTH POINT					
NUA/E/2	Stephenson Way - Newark Industrial Estate	5	B1/B2/B8	Greenfield	£4,502,708
NUA/MU/3	NSK Works	5.05	Retail	Brownfield	£240,464
NEWARK & RURAL SOUTH					
NUA/MU/1	Land North of the A17 (Newark Showground)	5.44	B1/2/8	Greenfield	£376,778

6 Conclusions

6.1 The viability testing illustrated that, in general terms, commercial development in the proposed allocated locations in Newark and Sherwood is viable and can accommodate CIL charges and the Council's policy requirements.

6.2 Under the Assessment Methodology 'traffic light' approach all but one of the industrial, mixed use and retail sites are considered viable. It is acknowledged that some caution may be expressed over sites in the west of the district where positive viability is less than £50,000 and other site specific factors may need to be considered. The assessment necessarily relies on fixed assumptions and generic application of allowances for standard and abnormal construction costs. There will be significant variations dependent on specification, construction methods and associated build cost and indeed sales rates which will make some types of development more or less viable.

6.3 It should also be recognised that commercial development, particularly industrial and office development, is often undertaken direct by owner occupiers who will not necessarily require a developers profit return in order for development to be viable and proceed.

6.4 The only site demonstrating marginal negative viability (-£34,626) is 1 Hectare of industrial land at Blidworth Industrial Park, which was rated 'amber' under the traffic light approach. In this case full value has been allowed at £222,000 for the site and it may reasonably be expected that the land could come forward at a reduced level or be purchased by an owner occupier where the negative viability is within the developer's profit margin which may be set aside).

6.5 In conclusion it is considered that the sites proposed to be allocated for commercial development in the Development Plan have been assessed taking account of the requirements of the NPPF. The results of the study indicate that the proposed commercial development sites are viable and can be successfully delivered within the plan period.

Viability Appraisals & Assumptions

DEVELOPMENT TYPE	Industrial
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT REF & LOCATION	BL/E/1 Blidworth Industrial Park
DEVELOPMENT DETAILS	5,000 Sqm Total Floorspace

Development Value

Development Type	Code	Area (sqm)	Rate (£ per sqm)	Total Value (£)
Industrial	B1b B1c B2 B8	5000	646	£3,230,000
Office	B1a	0	0	£0
Food Retail	A1	0	0	£0
Other Retail	A 1 A2 A3 A4 A5	0	0	£0
Residential Inst	C2	0	0	£0
Hotels	C3	0	0	£0
Community	D1	0	0	£0
Leisure	D2	0	0	£0
Agricultural		0	0	£0
Sui Generis	Car Showroom	0	0	£0
Sui Generis	Car Repairs	0	0	£0

Development Value

£3,230,000

Development Costs

Land	Plot Ratio	Area (sqm)	Value (£ per sqm)	Total Value (£)
Industrial	200%	10000	22.2	£222,000
Office	200%	0	8.88	£0
Food Retail	300%	0	8.88	£0
Other Retail	150%	0	8.88	£0
Residential Inst	150%	0	8.88	£0
Hotels	200%	0	8.88	£0
Community	150%	0	8.88	£0
Leisure	300%	0	8.88	£0
Agricultural	200%	0	9.78	£0
Car Showroom	200%	0	8.88	£0
Car Repairs	200%	0	8.88	£0

Construction

Stamp Duty

1.0%

£2,220

Construction	Gross/Net		Area (sqm)	Stamp Duty (£ per sqm)	CIL Rate	Total Value (£)
	Gross	Net				
Industrial	1.0	5000	5000	400	0	£2,000,000
Office	1.2	0	0	1270		£0
Food Retail	1.0	0	0	770		£0
Other Retail	1.0	0	0	440		£0
Residential Inst	1.2	0	0	1040		£0
Hotels	1.2	0	0	1560		£0
Community	1.0	0	0	1620		£0
Leisure	1.0	0	0	1480		£0
Agricultural	1.0	0	0	420		£0
Car Showroom	1.0	0	0	800		£0
Car Repairs	1.0	0	0	440		£0

Abnormal Costs	0	£ sqm		£0		
Professional Fees @	8.0%	Build Cost		£160,000		
Legal Fees	0.5%	GDV		£16,150		
Statutory Fees	0.6%	Build Cost		£12,000		
Sales/Marketing Costs	2.0%	GDV		£64,600		
Contingencies	5.0%	Build Cost		£100,000		
Planning Obligations	0	£		£0		
CIL				£0		
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£96,636
Arrangement Fee	1.0%	Cost		£25,770		
Development Profit	17.5%	of GDV		£565,250		

Total Cost

£3,264,626

VIABILITY MARGIN

-£34,626

DEVELOPMENT TYPE	Industrial
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT REF & LOCATION	Ra/E/1 West of Colliery Lane
DEVELOPMENT DETAILS	13,750 Sqm Total Floorspace

Development Value

Development Type	Code	Area (sqm)	Rate (£ per sqm)	Value (£)
Industrial	B1b B1c B2 B8	13750	646	£8,882,500
Office	B1a	0	0	£0
Food Retail	A1	0	0	£0
Other Retail	A 1 A2 A3 A4 A5	0	0	£0
Residential Inst	C2	0	0	£0
Hotels	C3	0	0	£0
Community	D1	0	0	£0
Leisure	D2	0	0	£0
Agricultural		0	0	£0
Sui Generis	Car Showroom	0	0	£0
Sui Generis	Car Repairs	0	0	£0

Development Value

£8,882,500

Development Costs

Land	Plot Ratio	Area (sqm)	Value (£ per sqm)	Total Value (£)
Industrial	200%	27500	13.9	£382,800
Office	200%	0	0.6	£0
Food Retail	300%	0	0.6	£0
Other Retail	150%	0	0.6	£0
Residential Inst	150%	0	0.6	£0
Hotels	200%	0	0.6	£0
Community	150%	0	0.6	£0
Leisure	300%	0	0.6	£0
Agricultural	200%	0	1.5	£0
Car Showroom	200%	0	0.6	£0
Car Repairs	200%	0	0.6	£0

Construction

Stamp Duty

3.0%

£11,484

Development Type	Gross/Net		Stamp Duty (£ per sqm)	CIL Rate	Total (£)
	Ratio	Area (sqm)			
Industrial	1.0	13750	400	0	£5,500,000
Office	1.2	0	1270	0	£0
Food Retail	1.0	0	770	0	£0
Other Retail	1.0	0	440	0	£0
Residential Inst	1.2	0	1040	0	£0
Hotels	1.2	0	1560	0	£0
Community	1.0	0	1620	0	£0
Leisure	1.0	0	1480	0	£0
Agricultural	1.0	0	420	0	£0
Car Showroom	1.0	0	800	0	£0
Car Repairs	1.0	0	440	0	£0

Abnormal Costs		£ sqm		£123,750
Professional Fees @	8.0%	Build Cost		£440,000
Legal Fees	0.5%	GDV		£44,413
Statutory Fees	0.6%	Build Cost		£33,000
Sales/Marketing Costs	2.0%	GDV		£177,650
Contingencies	5.0%	Build Cost		£275,000
Planning Obligations	0	£		£0
CIL				£0
Interest @	6.0%	12 Month Build	3 Mth Sale Void	£262,054
Arrangement Fee	1.0%	Cost		£69,881
Development Profit	17.5%	of GDV		£1,554,438

Total Cost

£8,874,469

VIABILITY MARGIN

£8,031

DEVELOPMENT TYPE	Industrial
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT REF & LOCATION	Ra/E/1 West of Colliery Lane
DEVELOPMENT DETAILS	13,750 Sqm Total Floorspace

Development Value

Development Type	Code	Area (sqm)	Rate (£ per sqm)	Value (£)
Industrial	B1b B1c B2 B8	13750	769	£10,570,175
Office	B1a	0	0	£0
Food Retail	A1	0	0	£0
Other Retail	A 1 A2 A3 A4 A5	0	0	£0
Residential Inst	C2	0	0	£0
Hotels	C3	0	0	£0
Community	D1	0	0	£0
Leisure	D2	0	0	£0
Agricultural		0	0	£0
Sui Generis	Car Showroom	0	0	£0
Sui Generis	Car Repairs	0	0	£0

Development Value

£10,570,175

Development Costs

Land	Plot Ratio	Area (sqm)	Value (£ per sqm)	Total Value (£)
Industrial	200%	27500	16.6	£455,532
Office	200%	0	0.7	£0
Food Retail	300%	0	0.7	£0
Other Retail	150%	0	0.7	£0
Residential Inst	150%	0	0.7	£0
Hotels	200%	0	0.7	£0
Community	150%	0	0.7	£0
Leisure	300%	0	0.7	£0
Agricultural	200%	0	1.8	£0
Car Showroom	200%	0	0.7	£0
Car Repairs	200%	0	0.7	£0

Construction

Stamp Duty

3.0%

£13,666

Development Type	Gross/Net		Area (sqm)	Stamp Duty (£ per sqm)	CIL Rate	Total (£)
	Ratio	Area (sqm)				
Industrial	1.0	13750	476	0	£6,545,000	
Office	1.2	0	1511.3	0	£0	
Food Retail	1.0	0	916.3	0	£0	
Other Retail	1.0	0	523.6	0	£0	
Residential Inst	1.2	0	1237.6	0	£0	
Hotels	1.2	0	1856.4	0	£0	
Community	1.0	0	1927.8	0	£0	
Leisure	1.0	0	1761.2	0	£0	
Agricultural	1.0	0	499.8	0	£0	
Car Showroom	1.0	0	952	0	£0	
Car Repairs	1.0	0	523.6	0	£0	

Abnormal Costs	0	£ sqm	£123,750
Professional Fees @	8.0%	Build Cost	£523,600
Legal Fees	0.5%	GDV	£52,851
Statutory Fees	0.6%	Build Cost	£39,270
Sales/Marketing Costs	2.0%	GDV	£211,404
Contingencies	5.0%	Build Cost	£327,250
Planning Obligations	0	£	£0
CIL			£0
Interest @	6.0%	12 Month Build	£310,962
Arrangement Fee	1.0%	Cost	£82,923
Development Profit	17.5%	of GDV	£1,849,781

Total Cost

£10,535,988

VIABILITY MARGIN

£34,187

DEVELOPMENT TYPE	
BASE LAND VALUE SCENARIO	
DEVELOPMENT REF & LOCATION	
DEVELOPMENT DETAILS	0 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	866	£ per sqm	£0
Office	B1a		sqm	0	£ per sqm	£0
Food Retail	A1		sqm	0	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	0	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0
Development Value						£0

Development Costs

Land	Plot Ratio			Value		
Industrial	200%	0	sqm	#NAME?	£ per sqm	#NAME?
Office	200%	0	sqm	#NAME?	£ per sqm	#NAME?
Food Retail	300%	0	sqm	#NAME?	£ per sqm	#NAME?
Other Retail	150%	0	sqm	#NAME?	£ per sqm	#NAME?
Residential Inst	150%	0	sqm	#NAME?	£ per sqm	#NAME?
Hotels	200%	0	sqm	#NAME?	£ per sqm	#NAME?
Community	150%	0	sqm	#NAME?	£ per sqm	#NAME?
Leisure	300%	0	sqm	#NAME?	£ per sqm	#NAME?
Agricultural	200%	0	sqm	#NAME?	£ per sqm	#NAME?
Car Showroom	200%	0	sqm	#NAME?	£ per sqm	#NAME?
Car Repairs	200%	0	sqm	#NAME?	£ per sqm	#NAME?

Construction

	Gross/Net			Stamp Duty		#NAME?	#NAME?
						CIL Rate	
Industrial	1.0	0	sqm	536	£ per sqm	£0	£0
Office	1.2	0	sqm	1701.8	£ per sqm	£0	£0
Food Retail	1.0	0	sqm	1031.8	£ per sqm	£0	£0
Other Retail	1.0	0	sqm	589.6	£ per sqm	£0	£0
Residential Inst	1.2	0	sqm	1393.6	£ per sqm	£0	£0
Hotels	1.2	0	sqm	2090.4	£ per sqm	£0	£0
Community	1.0	0	sqm	2170.8	£ per sqm	£0	£0
Leisure	1.0	0	sqm	1983.2	£ per sqm	£0	£0
Agricultural	1.0	0	sqm	562.8	£ per sqm	£0	£0
Car Showroom	1.0	0	sqm	1072	£ per sqm	£0	£0
Car Repairs	1.0	0	sqm	589.6	£ per sqm	£0	£0

Abnormal Costs		0	£ sqm		£0
Professional Fees @		8.0%	Build Cost		£0
Legal Fees		0.5%	GDV		£0
Statutory Fees		0.6%	Build Cost		£0
Sales/Marketing Costs		2.0%	GDV		£0
Contingencies		5.0%	Build Cost		£0
Planning Obligations		0	£		£0
CIL					£0
Interest @	6.0%	12	Month Build	3	Mth Sale Void
Arrangement Fee	1.0%	Cost			#NAME?
Development Profit		17.5%	of GDV		#NAME?
Total Cost					#NAME?

VIABILITY MARGIN

#NAME?

DEVELOPMENT TYPE	Industrial
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT REF & LOCATION	OB/E/3 South of Boughton Industrial Estate
DEVELOPMENT DETAILS	9,450 Sqm Total Floorspace

Development Value

Development Type	Code	Area (sqm)	Rate (£ per sqm)	Value (£)
Industrial	B1b B1c B2 B8	9450	656	£6,199,200
Office	B1a		969	£0
Food Retail	A1		1540	£0
Other Retail	A 1 A2 A3 A4 A5		1250	£0
Residential Inst	C2		0	£0
Hotels	C3		0	£0
Community	D1		0	£0
Leisure	D2		0	£0
Agricultural			0	£0
Sui Generis	Car Showroom		0	£0
Sui Generis	Car Repairs		0	£0

Development Value

£6,199,200

Development Costs

Land	Plot Ratio	Area (sqm)	Value (£ per sqm)	Total Value (£)
Industrial	200%	18900	13.92	£263,088
Office	200%	0	12.48	£0
Food Retail	300%	0	132.6	£0
Other Retail	150%	0	13.5	£0
Residential Inst	150%	0	0.6	£0
Hotels	200%	0	0.6	£0
Community	150%	0	0.6	£0
Leisure	300%	0	0.6	£0
Agricultural	200%	0	1.5	£0
Car Showroom	200%	0	0.6	£0
Car Repairs	200%	0	0.6	£0

Construction

Stamp Duty

3.0%

£7,893

Development Type	Gross/Net		Stamp Duty (£ per sqm)	CIL Rate	Total (£)
	Ratio	Area (sqm)			
Industrial	1.0	9450	400	0	£3,780,000
Office	1.2	0	1270		£0
Food Retail	1.0	0	770	125	£0
Other Retail	1.0	0	440	125	£0
Residential Inst	1.2	0	1040		£0
Hotels	1.2	0	1560		£0
Community	1.0	0	1620		£0
Leisure	1.0	0	1480		£0
Agricultural	1.0	0	420		£0
Car Showroom	1.0	0	800		£0
Car Repairs	1.0	0	440		£0

Abnormal Costs		0	£ sqm	£85,050		
Professional Fees @		8.0%	Build Cost	£302,400		
Legal Fees		0.5%	GDV	£30,996		
Statutory Fees		0.6%	Build Cost	£22,680		
Sales/Marketing Costs		2.0%	GDV	£123,984		
Contingencies		5.0%	Build Cost	£189,000		
Planning Obligations		0	£	£0		
CIL				£0		
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£180,191
Arrangement Fee	1.0%		Cost		£48,051	
Development Profit		17.5%	of GDV		£1,084,860	

Total Cost

£6,118,192

VIABILITY MARGIN

£81,008

DEVELOPMENT TYPE	Industrial
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT REF & LOCATION	Bi/E/1 South of Brailwood Road
DEVELOPMENT DETAILS	6,000 Sqm Total Floorspace

Development Value

Development Type	Code	Area (sqm)	Rate (£ per sqm)	Value (£)
Industrial	B1b B1c B2 B8	6000	656	£3,936,000
Office	B1a		969	£0
Food Retail	A1		1540	£0
Other Retail	A 1 A2 A3 A4 A5		1250	£0
Residential Inst	C2		0	£0
Hotels	C3		0	£0
Community	D1		0	£0
Leisure	D2		0	£0
Agricultural			0	£0
Sui Generis	Car Showroom		0	£0
Sui Generis	Car Repairs		0	£0

Development Value

£3,936,000

Development Costs

Land	Plot Ratio	Area (sqm)	Value (£ per sqm)	Total Value (£)
Industrial	200%	12000	13.9	£167,040
Office	200%	0	12.5	£0
Food Retail	300%	0	132.6	£0
Other Retail	150%	0	13.5	£0
Residential Inst	150%	0	0.6	£0
Hotels	200%	0	0.6	£0
Community	150%	0	0.6	£0
Leisure	300%	0	0.6	£0
Agricultural	200%	0	1.5	£0
Car Showroom	200%	0	0.6	£0
Car Repairs	200%	0	0.6	£0

Construction

Stamp Duty

1.0%

£1,670

Development Type	Gross/Net		Area (sqm)	Stamp Duty (£ per sqm)	CIL Rate	Total (£)
	Ratio	Area (sqm)				
Industrial	1.0	6000		400	0	£2,400,000
Office	1.2	0		1270	0	£0
Food Retail	1.0	0		770	125	£0
Other Retail	1.0	0		440	125	£0
Residential Inst	1.2	0		1040	0	£0
Hotels	1.2	0		1560	0	£0
Community	1.0	0		1620	0	£0
Leisure	1.0	0		1480	0	£0
Agricultural	1.0	0		420	0	£0
Car Showroom	1.0	0		800	0	£0
Car Repairs	1.0	0		440	0	£0

Abnormal Costs

Professional Fees @	8.0%	Build Cost	£192,000
Legal Fees	0.5%	GDV	£19,680
Statutory Fees	0.6%	Build Cost	£14,400
Sales/Marketing Costs	2.0%	GDV	£78,720
Contingencies	5.0%	Build Cost	£120,000
Planning Obligations	0	£	£0
CIL			£0
Interest @	6.0%	12 Month Build	£112,257
Arrangement Fee	1.0%	Cost	£29,935
Development Profit	17.5%	of GDV	£688,800

Total Cost

£3,824,502

VIABILITY MARGIN

£111,498

Commercial Viability Appraisal

0-5 Year Delivery

DEVELOPMENT TYPE	Industrial
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT REF & LOCATION	Bi/E/2 North of Brailwood Road
DEVELOPMENT DETAILS	1,750 Sqm Total Floorspace

Development Value

Development Type	Code	Area (sqm)	Rate (£ per sqm)	Value (£)
Industrial	B1b B1c B2 B8	1750	656	£1,148,000
Office	B1a		969	£0
Food Retail	A1		1540	£0
Other Retail	A 1 A2 A3 A4 A5		1250	£0
Residential Inst	C2		0	£0
Hotels	C3		0	£0
Community	D1		0	£0
Leisure	D2		0	£0
Agricultural			0	£0
Sui Generis	Car Showroom		0	£0
Sui Generis	Car Repairs		0	£0

Development Value

£1,148,000

Development Costs

Land	Plot Ratio	Area (sqm)	Value (£ per sqm)	Total Value (£)
Industrial	200%	3500	13.9	£48,720
Office	200%	0	12.5	£0
Food Retail	300%	0	132.6	£0
Other Retail	150%	0	13.5	£0
Residential Inst	150%	0	0.6	£0
Hotels	200%	0	0.6	£0
Community	150%	0	0.6	£0
Leisure	300%	0	0.6	£0
Agricultural	200%	0	1.5	£0
Car Showroom	200%	0	0.6	£0
Car Repairs	200%	0	0.6	£0

Construction

Stamp Duty

1.0%

£487

Development Type	Gross/Net		Stamp Duty (£ per sqm)	CIL Rate	Total (£)
	Ratio	Area (sqm)			
Industrial	1.0	1750	400	0	£700,000
Office	1.2	0	1270	0	£0
Food Retail	1.0	0	770	125	£0
Other Retail	1.0	0	440	125	£0
Residential Inst	1.2	0	1040	0	£0
Hotels	1.2	0	1560	0	£0
Community	1.0	0	1620	0	£0
Leisure	1.0	0	1480	0	£0
Agricultural	1.0	0	420	0	£0
Car Showroom	1.0	0	800	0	£0
Car Repairs	1.0	0	440	0	£0

Abnormal Costs		0	£ sqm	£0		
Professional Fees @		8.0%	Build Cost	£56,000		
Legal Fees		0.5%	GDV	£5,740		
Statutory Fees		0.6%	Build Cost	£4,200		
Sales/Marketing Costs		2.0%	GDV	£22,960		
Contingencies		5.0%	Build Cost	£35,000		
Planning Obligations			£	£0		
CIL				£0		
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£32,742
Arrangement Fee	1.0%		Cost		£8,731	
Development Profit		17.5%	of GDV		£200,900	

Total Cost

£1,115,480

VIABILITY MARGIN

£32,520

DEVELOPMENT TYPE	Retail
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT REF & LOCATION	OB/Re/1 Rufford Avenue
DEVELOPMENT DETAILS	2,133 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	656	£ per sqm	£0
Office	B1a		sqm	969	£ per sqm	£0
Food Retail	A1		sqm	1540	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	2133	sqm	1250	£ per sqm	£2,666,250
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0
Development Value						£2,666,250

Development Costs

Land	Plot Ratio			Value		
Industrial	200%	0	sqm	22.2	£ per sqm	£0
Office	200%	0	sqm	20.8	£ per sqm	£0
Food Retail	300%	0	sqm	140.9	£ per sqm	£0
Other Retail	150%	3199.5	sqm	21.8	£ per sqm	£69,685
Residential Inst	150%	0	sqm	8.9	£ per sqm	£0
Hotels	200%	0	sqm	8.9	£ per sqm	£0
Community	150%	0	sqm	8.9	£ per sqm	£0
Leisure	300%	0	sqm	8.9	£ per sqm	£0
Agricultural	200%	0	sqm	9.8	£ per sqm	£0
Car Showroom	200%	0	sqm	8.9	£ per sqm	£0
Car Repairs	200%	0	sqm	8.9	£ per sqm	£0

Construction

	Gross/Net			Stamp Duty	CIL Rate	
Industrial	1.0	0	sqm	400	£ per sqm	£0
Office	1.2	0	sqm	1270	£ per sqm	£0
Food Retail	1.0	0	sqm	770	£ per sqm	£0
Other Retail	1.0	2133	sqm	440	£ per sqm	£938,520
Residential Inst	1.2	0	sqm	1040	£ per sqm	£0
Hotels	1.2	0	sqm	1560	£ per sqm	£0
Community	1.0	0	sqm	1620	£ per sqm	£0
Leisure	1.0	0	sqm	1480	£ per sqm	£0
Agricultural	1.0	0	sqm	420	£ per sqm	£0
Car Showroom	1.0	0	sqm	800	£ per sqm	£0
Car Repairs	1.0	0	sqm	440	£ per sqm	£0

Abnormal Costs		0	£ sqm	£0
Professional Fees @		8.0%	Build Cost	£75,082
Legal Fees		0.5%	GDV	£13,331
Statutory Fees		0.6%	Build Cost	£5,631
Sales/Marketing Costs		2.0%	GDV	£53,325
Contingencies		5.0%	Build Cost	£46,926
Planning Obligations		0	£	£0
CIL				£266,625
Interest @	6.0%	12	Month Build	£55,118
Arrangement Fee	1.0%		Cost	£14,698
Development Profit		17.5%	of GDV	£466,594
Total Cost				£2,006,232

VIABILITY MARGIN

£660,018

DEVELOPMENT TYPE	Retail
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT REF & LOCATION	Forest Road
DEVELOPMENT DETAILS	850 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	656	£ per sqm	£0
Office	B1a		sqm	969	£ per sqm	£0
Food Retail	A1		sqm	1540	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	850	sqm	1250	£ per sqm	£1,062,500
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0
Development Value						£1,062,500

Development Costs

Land	Plot Ratio		Value			
Industrial	200%	0	sqm	22.2	£ per sqm	£0
Office	200%	0	sqm	20.8	£ per sqm	£0
Food Retail	300%	0	sqm	140.9	£ per sqm	£0
Other Retail	150%	1275	sqm	21.8	£ per sqm	£27,770
Residential Inst	150%	0	sqm	8.9	£ per sqm	£0
Hotels	200%	0	sqm	8.9	£ per sqm	£0
Community	150%	0	sqm	8.9	£ per sqm	£0
Leisure	300%	0	sqm	8.9	£ per sqm	£0
Agricultural	200%	0	sqm	9.8	£ per sqm	£0
Car Showroom	200%	0	sqm	8.9	£ per sqm	£0
Car Repairs	200%	0	sqm	8.9	£ per sqm	£0

Construction	Gross/Net		Stamp Duty		1.0%	
					CIL Rate	
Industrial	1.0	0	sqm	400	£ per sqm	£0
Office	1.2	0	sqm	1270	£ per sqm	£0
Food Retail	1.0	0	sqm	770	£ per sqm	£0
Other Retail	1.0	850	sqm	440	£ per sqm	£374,000
Residential Inst	1.2	0	sqm	1040	£ per sqm	£0
Hotels	1.2	0	sqm	1560	£ per sqm	£0
Community	1.0	0	sqm	1620	£ per sqm	£0
Leisure	1.0	0	sqm	1480	£ per sqm	£0
Agricultural	1.0	0	sqm	420	£ per sqm	£0
Car Showroom	1.0	0	sqm	800	£ per sqm	£0
Car Repairs	1.0	0	sqm	440	£ per sqm	£0

Abnormal Costs		0	£ sqm	£0		
Professional Fees @		8.0%	Build Cost	£29,920		
Legal Fees		0.5%	GDV	£5,313		
Statutory Fees		0.6%	Build Cost	£2,244		
Sales/Marketing Costs		2.0%	GDV	£21,250		
Contingencies		5.0%	Build Cost	£18,700		
Planning Obligations		0	£	£0		
CIL				£106,250		
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£21,965
Arrangement Fee	1.0%		Cost			£5,857
Development Profit		17.5%	of GDV			£185,938
Total Cost						£799,483

VIABILITY MARGIN

£263,017

DEVELOPMENT TYPE	
BASE LAND VALUE SCENARIO	
DEVELOPMENT REF & LOCATION	
DEVELOPMENT DETAILS	0 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	866	£ per sqm	£0
Office	B1a		sqm	0	£ per sqm	£0
Food Retail	A1		sqm	0	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	0	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0
Development Value						£0

Development Costs

Land	Plot Ratio		Value		
Industrial	200%	0	sqm	#NAME?	£ per sqm
Office	200%	0	sqm	#NAME?	£ per sqm
Food Retail	300%	0	sqm	#NAME?	£ per sqm
Other Retail	150%	0	sqm	#NAME?	£ per sqm
Residential Inst	150%	0	sqm	#NAME?	£ per sqm
Hotels	200%	0	sqm	#NAME?	£ per sqm
Community	150%	0	sqm	#NAME?	£ per sqm
Leisure	300%	0	sqm	#NAME?	£ per sqm
Agricultural	200%	0	sqm	#NAME?	£ per sqm
Car Showroom	200%	0	sqm	#NAME?	£ per sqm
Car Repairs	200%	0	sqm	#NAME?	£ per sqm

Construction

	Gross/Net		Stamp Duty	#NAME?	#NAME?
Industrial	1.0	0	sqm	536	£0
Office	1.2	0	sqm	1701.8	£0
Food Retail	1.0	0	sqm	1031.8	£0
Other Retail	1.0	0	sqm	589.6	£0
Residential Inst	1.2	0	sqm	1393.6	£0
Hotels	1.2	0	sqm	2090.4	£0
Community	1.0	0	sqm	2170.8	£0
Leisure	1.0	0	sqm	1983.2	£0
Agricultural	1.0	0	sqm	562.8	£0
Car Showroom	1.0	0	sqm	1072	£0
Car Repairs	1.0	0	sqm	589.6	£0

Abnormal Costs		0	£ sqm	£0	
Professional Fees @		8.0%	Build Cost	£0	
Legal Fees		0.5%	GDV	£0	
Statutory Fees		0.6%	Build Cost	£0	
Sales/Marketing Costs		2.0%	GDV	£0	
Contingencies		5.0%	Build Cost	£0	
Planning Obligations		0	£	£0	
CIL				£0	
Interest @	6.0%	12	Month Build	3	Mth Sale Void
Arrangement Fee	1.0%		Cost		
Development Profit		17.5%	of GDV		
Total Cost					#NAME?

VIABILITY MARGIN

#NAME?

DEVELOPMENT TYPE	
BASE LAND VALUE SCENARIO	
DEVELOPMENT REF & LOCATION	
DEVELOPMENT DETAILS	0 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	700	£ per sqm	£0
Office	B1a		sqm	0	£ per sqm	£0
Food Retail	A1		sqm	1540	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1250	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0

Development Value

Development Costs

Land	Plot Ratio		Value		
Industrial	200%	0	sqm	#NAME?	£ per sqm #NAME?
Office	200%	0	sqm	#NAME?	£ per sqm #NAME?
Food Retail	300%	0	sqm	#NAME?	£ per sqm #NAME?
Other Retail	150%	0	sqm	#NAME?	£ per sqm #NAME?
Residential Inst	150%	0	sqm	#NAME?	£ per sqm #NAME?
Hotels	200%	0	sqm	#NAME?	£ per sqm #NAME?
Community	150%	0	sqm	#NAME?	£ per sqm #NAME?
Leisure	300%	0	sqm	#NAME?	£ per sqm #NAME?
Agricultural	200%	0	sqm	#NAME?	£ per sqm #NAME?
Car Showroom	200%	0	sqm	#NAME?	£ per sqm #NAME?
Car Repairs	200%	0	sqm	#NAME?	£ per sqm #NAME?

Construction

	Gross/Net			Stamp Duty	#NAME?	#NAME?
Industrial	1.0	0	sqm	400	£ per sqm	15
Office	1.2	0	sqm	1270	£ per sqm	
Food Retail	1.0	0	sqm	770	£ per sqm	125
Other Retail	1.0	0	sqm	440	£ per sqm	125
Residential Inst	1.2	0	sqm	1040	£ per sqm	
Hotels	1.2	0	sqm	1560	£ per sqm	
Community	1.0	0	sqm	1620	£ per sqm	
Leisure	1.0	0	sqm	1480	£ per sqm	
Agricultural	1.0	0	sqm	420	£ per sqm	
Car Showroom	1.0	0	sqm	800	£ per sqm	
Car Repairs	1.0	0	sqm	440	£ per sqm	

Abnormal Costs		0	£ sqm		£67,200
Professional Fees @		8.0%	Build Cost		£0
Legal Fees		0.5%	GDV		£0
Statutory Fees		0.6%	Build Cost		£0
Sales/Marketing Costs		2.0%	GDV		£0
Contingencies		5.0%	Build Cost		£0
Planning Obligations		0	£		£0
CIL					£0
Interest @	6.0%	12	Month Build	3	Mth Sale Void #NAME?
Arrangement Fee	1.0%		Cost		#NAME?
Development Profit		17.5%	of GDV		£0

Total Cost

#NAME?

VIABILITY MARGIN

#NAME?

DEVELOPMENT TYPE	
BASE LAND VALUE SCENARIO	
DEVELOPMENT REF & LOCATION	
DEVELOPMENT DETAILS	0 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	700	£ per sqm	£0
Office	B1a		sqm	0	£ per sqm	£0
Food Retail	A1		sqm	1540	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1250	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0

Development Value

£0

Development Costs

Land	Plot Ratio		Value		
Industrial	200%	0	sqm	#NAME?	£ per sqm
Office	200%	0	sqm	#NAME?	£ per sqm
Food Retail	300%	0	sqm	#NAME?	£ per sqm
Other Retail	150%	0	sqm	#NAME?	£ per sqm
Residential Inst	150%	0	sqm	#NAME?	£ per sqm
Hotels	200%	0	sqm	#NAME?	£ per sqm
Community	150%	0	sqm	#NAME?	£ per sqm
Leisure	300%	0	sqm	#NAME?	£ per sqm
Agricultural	200%	0	sqm	#NAME?	£ per sqm
Car Showroom	200%	0	sqm	#NAME?	£ per sqm
Car Repairs	200%	0	sqm	#NAME?	£ per sqm

Construction

	Gross/Net			Stamp Duty	CIL Rate	#NAME?
Industrial	1.0	0	sqm	400	15	£0
Office	1.2	0	sqm	1270	0	£0
Food Retail	1.0	0	sqm	770	125	£0
Other Retail	1.0	0	sqm	440	125	£0
Residential Inst	1.2	0	sqm	1040	0	£0
Hotels	1.2	0	sqm	1560	0	£0
Community	1.0	0	sqm	1620	0	£0
Leisure	1.0	0	sqm	1480	0	£0
Agricultural	1.0	0	sqm	420	0	£0
Car Showroom	1.0	0	sqm	800	0	£0
Car Repairs	1.0	0	sqm	440	0	£0

Abnormal Costs		£ sqm	
Professional Fees @	8.0%	Build Cost	£0
Legal Fees	0.5%	GDV	£0
Statutory Fees	0.6%	Build Cost	£0
Sales/Marketing Costs	2.0%	GDV	£0
Contingencies	5.0%	Build Cost	£0
Planning Obligations	0	£	£0
CIL			£0
Interest @	6.0%	12	Month Build
Arrangement Fee	1.0%	Cost	3
Development Profit		17.5%	of GDV

Total Cost

VIABILITY MARGIN

#NAME?

DEVELOPMENT TYPE	
BASE LAND VALUE SCENARIO	
DEVELOPMENT REF & LOCATION	
DEVELOPMENT DETAILS	0 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	700	£ per sqm	£0
Office	B1a		sqm	0	£ per sqm	£0
Food Retail	A1		sqm	1540	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1250	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0

Development Value

Development Costs

Land	Plot Ratio		Value		
Industrial	200%	0	sqm	#NAME?	£ per sqm
Office	200%	0	sqm	#NAME?	£ per sqm
Food Retail	300%	0	sqm	#NAME?	£ per sqm
Other Retail	150%	0	sqm	#NAME?	£ per sqm
Residential Inst	150%	0	sqm	#NAME?	£ per sqm
Hotels	200%	0	sqm	#NAME?	£ per sqm
Community	150%	0	sqm	#NAME?	£ per sqm
Leisure	300%	0	sqm	#NAME?	£ per sqm
Agricultural	200%	0	sqm	#NAME?	£ per sqm
Car Showroom	200%	0	sqm	#NAME?	£ per sqm
Car Repairs	200%	0	sqm	#NAME?	£ per sqm

Construction

	Gross/Net			Stamp Duty	#NAME?	#NAME?
Industrial	1.0	0	sqm	400	£ per sqm	15
Office	1.2	0	sqm	1270	£ per sqm	0
Food Retail	1.0	0	sqm	770	£ per sqm	125
Other Retail	1.0	0	sqm	440	£ per sqm	125
Residential Inst	1.2	0	sqm	1040	£ per sqm	0
Hotels	1.2	0	sqm	1560	£ per sqm	0
Community	1.0	0	sqm	1620	£ per sqm	0
Leisure	1.0	0	sqm	1480	£ per sqm	0
Agricultural	1.0	0	sqm	420	£ per sqm	0
Car Showroom	1.0	0	sqm	800	£ per sqm	0
Car Repairs	1.0	0	sqm	440	£ per sqm	0

Abnormal Costs		0	£ sqm		
Professional Fees @		8.0%	Build Cost		£0
Legal Fees		0.5%	GDV		£0
Statutory Fees		0.6%	Build Cost		£0
Sales/Marketing Costs		2.0%	GDV		£0
Contingencies		5.0%	Build Cost		£0
Planning Obligations			£		£0
CIL					£0
Interest @	6.0%	12	Month Build	3	Mth Sale Void
Arrangement Fee	1.0%		Cost		#NAME?
Development Profit		17.5%	of GDV		#NAME?

Total Cost

VIABILITY MARGIN

#NAME?

DEVELOPMENT TYPE	
BASE LAND VALUE SCENARIO	
DEVELOPMENT REF & LOCATION	
DEVELOPMENT DETAILS	0 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	700	£ per sqm	£0
Office	B1a		sqm	0	£ per sqm	£0
Food Retail	A1		sqm	1540	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1250	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0

Development Value

£0

Development Costs

Land	Plot Ratio		Value		
Industrial	200%	0	sqm	#NAME?	£ per sqm
Office	200%	0	sqm	#NAME?	£ per sqm
Food Retail	300%	0	sqm	#NAME?	£ per sqm
Other Retail	150%	0	sqm	#NAME?	£ per sqm
Residential Inst	150%	0	sqm	#NAME?	£ per sqm
Hotels	200%	0	sqm	#NAME?	£ per sqm
Community	150%	0	sqm	#NAME?	£ per sqm
Leisure	300%	0	sqm	#NAME?	£ per sqm
Agricultural	200%	0	sqm	#NAME?	£ per sqm
Car Showroom	200%	0	sqm	#NAME?	£ per sqm
Car Repairs	200%	0	sqm	#NAME?	£ per sqm

Construction

	Gross/Net			Stamp Duty		#NAME?	#NAME?
Industrial	1.0	0	sqm	400	£ per sqm	15	£0
Office	1.2	0	sqm	1270	£ per sqm	0	£0
Food Retail	1.0	0	sqm	770	£ per sqm	125	£0
Other Retail	1.0	0	sqm	440	£ per sqm	125	£0
Residential Inst	1.2	0	sqm	1040	£ per sqm	0	£0
Hotels	1.2	0	sqm	1560	£ per sqm	0	£0
Community	1.0	0	sqm	1620	£ per sqm	0	£0
Leisure	1.0	0	sqm	1480	£ per sqm	0	£0
Agricultural	1.0	0	sqm	420	£ per sqm	0	£0
Car Showroom	1.0	0	sqm	800	£ per sqm	0	£0
Car Repairs	1.0	0	sqm	440	£ per sqm	0	£0

Abnormal Costs		0	£ sqm	£0		
Professional Fees @		8.0%	Build Cost	£0		
Legal Fees		0.5%	GDV	£0		
Statutory Fees		0.6%	Build Cost	£0		
Sales/Marketing Costs		2.0%	GDV	£0		
Contingencies		5.0%	Build Cost	£0		
Planning Obligations		0	£	£0		
CIL				£0		
Interest @	6.0%	12	Month Build	3	Mth Sale Void	#NAME?
Arrangement Fee	1.0%		Cost			#NAME?
Development Profit		17.5%	of GDV			£0

Total Cost

#NAME?

VIABILITY MARGIN

#NAME?

DEVELOPMENT TYPE	
BASE LAND VALUE SCENARIO	
DEVELOPMENT REF & LOCATION	
DEVELOPMENT DETAILS	0 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	700	£ per sqm	£0
Office	B1a		sqm	0	£ per sqm	£0
Food Retail	A1		sqm	1540	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1250	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0

Development Value

£0

Development Costs

Land	Plot Ratio		Value		
Industrial	200%	0	sqm	#NAME?	£ per sqm
Office	200%	0	sqm	#NAME?	£ per sqm
Food Retail	300%	0	sqm	#NAME?	£ per sqm
Other Retail	150%	0	sqm	#NAME?	£ per sqm
Residential Inst	150%	0	sqm	#NAME?	£ per sqm
Hotels	200%	0	sqm	#NAME?	£ per sqm
Community	150%	0	sqm	#NAME?	£ per sqm
Leisure	300%	0	sqm	#NAME?	£ per sqm
Agricultural	200%	0	sqm	#NAME?	£ per sqm
Car Showroom	200%	0	sqm	#NAME?	£ per sqm
Car Repairs	200%	0	sqm	#NAME?	£ per sqm

Construction

	Gross/Net			Stamp Duty	#NAME?	#NAME?
Industrial	1.0	0	sqm	400	£ per sqm	15
Office	1.2	0	sqm	1270	£ per sqm	0
Food Retail	1.0	0	sqm	770	£ per sqm	125
Other Retail	1.0	0	sqm	440	£ per sqm	125
Residential Inst	1.2	0	sqm	1040	£ per sqm	0
Hotels	1.2	0	sqm	1560	£ per sqm	0
Community	1.0	0	sqm	1620	£ per sqm	0
Leisure	1.0	0	sqm	1480	£ per sqm	0
Agricultural	1.0	0	sqm	420	£ per sqm	0
Car Showroom	1.0	0	sqm	800	£ per sqm	0
Car Repairs	1.0	0	sqm	440	£ per sqm	0

Abnormal Costs		0	£ sqm	£0
Professional Fees @		8.0%	Build Cost	£0
Legal Fees		0.5%	GDV	£0
Statutory Fees		0.6%	Build Cost	£0
Sales/Marketing Costs		2.0%	GDV	£0
Contingencies		5.0%	Build Cost	£0
Planning Obligations		0	£	£0
CIL				£0
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%		Cost	
Development Profit		17.5%	of GDV	£0

Total Cost

#NAME?

VIABILITY MARGIN

#NAME?

DEVELOPMENT TYPE	
BASE LAND VALUE SCENARIO	
DEVELOPMENT REF & LOCATION	
DEVELOPMENT DETAILS	0 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	833	£ per sqm	£0
Office	B1a		sqm	0	£ per sqm	£0
Food Retail	A1		sqm	1833	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1488	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0

Development Value

Development Value						£0
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Development Costs

Land	Plot Ratio			Value		
Industrial	200%	0	sqm	#NAME?	£ per sqm	#NAME?
Office	200%	0	sqm	#NAME?	£ per sqm	#NAME?
Food Retail	300%	0	sqm	#NAME?	£ per sqm	#NAME?
Other Retail	150%	0	sqm	#NAME?	£ per sqm	#NAME?
Residential Inst	150%	0	sqm	#NAME?	£ per sqm	#NAME?
Hotels	200%	0	sqm	#NAME?	£ per sqm	#NAME?
Community	150%	0	sqm	#NAME?	£ per sqm	#NAME?
Leisure	300%	0	sqm	#NAME?	£ per sqm	#NAME?
Agricultural	200%	0	sqm	#NAME?	£ per sqm	#NAME?
Car Showroom	200%	0	sqm	#NAME?	£ per sqm	#NAME?
Car Repairs	200%	0	sqm	#NAME?	£ per sqm	#NAME?

Construction

	Gross/Net			Stamp Duty		#NAME?	#NAME?
						CIL Rate	
Industrial	1.0	0	sqm	476	£ per sqm	17.85	£0
Office	1.2	0	sqm	1511.3	£ per sqm	0	£0
Food Retail	1.0	0	sqm	916.3	£ per sqm	148.75	£0
Other Retail	1.0	0	sqm	523.6	£ per sqm	148.75	£0
Residential Inst	1.2	0	sqm	1237.6	£ per sqm	0	£0
Hotels	1.2	0	sqm	1856.4	£ per sqm	0	£0
Community	1.0	0	sqm	1927.8	£ per sqm	0	£0
Leisure	1.0	0	sqm	1761.2	£ per sqm	0	£0
Agricultural	1.0	0	sqm	499.8	£ per sqm	0	£0
Car Showroom	1.0	0	sqm	952	£ per sqm	0	£0
Car Repairs	1.0	0	sqm	523.6	£ per sqm	0	£0

Abnormal Costs		0	£ sqm			
Professional Fees @		8.0%	Build Cost		£0	
Legal Fees		0.5%	GDV		£0	
Statutory Fees		0.6%	Build Cost		£0	
Sales/Marketing Costs		2.0%	GDV		£0	
Contingencies		5.0%	Build Cost		£0	
Planning Obligations		0	£		£0	
CIL					£0	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	#NAME?
Arrangement Fee	1.0%		Cost			#NAME?
Development Profit		17.5%	of GDV			£0
Total Cost						#NAME?

VIABILITY MARGIN

#NAME?

DEVELOPMENT TYPE	
BASE LAND VALUE SCENARIO	
DEVELOPMENT REF & LOCATION	
DEVELOPMENT DETAILS	0 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	833	£ per sqm	£0
Office	B1a		sqm	0	£ per sqm	£0
Food Retail	A1		sqm	1833	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1488	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0

Development Value

Development Value						£0
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Development Costs

Land	Plot Ratio		Value			
Industrial	200%	0	sqm	#NAME?	£ per sqm	#NAME?
Office	200%	0	sqm	#NAME?	£ per sqm	#NAME?
Food Retail	300%	0	sqm	#NAME?	£ per sqm	#NAME?
Other Retail	150%	0	sqm	#NAME?	£ per sqm	#NAME?
Residential Inst	150%	0	sqm	#NAME?	£ per sqm	#NAME?
Hotels	200%	0	sqm	#NAME?	£ per sqm	#NAME?
Community	150%	0	sqm	#NAME?	£ per sqm	#NAME?
Leisure	300%	0	sqm	#NAME?	£ per sqm	#NAME?
Agricultural	200%	0	sqm	#NAME?	£ per sqm	#NAME?
Car Showroom	200%	0	sqm	#NAME?	£ per sqm	#NAME?
Car Repairs	200%	0	sqm	#NAME?	£ per sqm	#NAME?

Construction

	Gross/Net			Stamp Duty		#NAME?	#NAME?
Industrial	1.0	0	sqm	476	£ per sqm	17.85	£0
Office	1.2	0	sqm	1511.3	£ per sqm	0	£0
Food Retail	1.0	0	sqm	916.3	£ per sqm	148.75	£0
Other Retail	1.0	0	sqm	523.6	£ per sqm	148.75	£0
Residential Inst	1.2	0	sqm	1237.6	£ per sqm	0	£0
Hotels	1.2	0	sqm	1856.4	£ per sqm	0	£0
Community	1.0	0	sqm	1927.8	£ per sqm	0	£0
Leisure	1.0	0	sqm	1761.2	£ per sqm	0	£0
Agricultural	1.0	0	sqm	499.8	£ per sqm	0	£0
Car Showroom	1.0	0	sqm	952	£ per sqm	0	£0
Car Repairs	1.0	0	sqm	523.6	£ per sqm	0	£0

Abnormal Costs		0	£ sqm			
Professional Fees @		8.0%	Build Cost			£0
Legal Fees		0.5%	GDV			£0
Statutory Fees		0.6%	Build Cost			£0
Sales/Marketing Costs		2.0%	GDV			£0
Contingencies		5.0%	Build Cost			£0
Planning Obligations		0	£			£0
CIL						£0
Interest @	6.0%	12	Month Build	3	Month Sale Void	#NAME?
Arrangement Fee	1.0%		Cost			#NAME?
Development Profit		17.5%	of GDV			£0
Total Cost						#NAME?

VIABILITY MARGIN

#NAME?

DEVELOPMENT TYPE	
BASE LAND VALUE SCENARIO	
DEVELOPMENT REF & LOCATION	
DEVELOPMENT DETAILS	0 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	833	£ per sqm	£0
Office	B1a		sqm	0	£ per sqm	£0
Food Retail	A1		sqm	0	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	0	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0

Development Value

Development Costs

Land	Plot Ratio		Value		
Industrial	200%	0	sqm	#NAME?	£ per sqm
Office	200%	0	sqm	#NAME?	£ per sqm
Food Retail	300%	0	sqm	#NAME?	£ per sqm
Other Retail	150%	0	sqm	#NAME?	£ per sqm
Residential Inst	150%	0	sqm	#NAME?	£ per sqm
Hotels	200%	0	sqm	#NAME?	£ per sqm
Community	150%	0	sqm	#NAME?	£ per sqm
Leisure	300%	0	sqm	#NAME?	£ per sqm
Agricultural	200%	0	sqm	#NAME?	£ per sqm
Car Showroom	200%	0	sqm	#NAME?	£ per sqm
Car Repairs	200%	0	sqm	#NAME?	£ per sqm

Construction

	Gross/Net			Stamp Duty	#NAME?	#NAME?
Industrial	1.0	0	sqm	476	£ per sqm	17.85
Office	1.2	0	sqm	1511.3	£ per sqm	0
Food Retail	1.0	0	sqm	916.3	£ per sqm	148.75
Other Retail	1.0	0	sqm	523.6	£ per sqm	148.75
Residential Inst	1.2	0	sqm	1237.6	£ per sqm	0
Hotels	1.2	0	sqm	1856.4	£ per sqm	0
Community	1.0	0	sqm	1927.8	£ per sqm	0
Leisure	1.0	0	sqm	1761.2	£ per sqm	0
Agricultural	1.0	0	sqm	499.8	£ per sqm	0
Car Showroom	1.0	0	sqm	952	£ per sqm	0
Car Repairs	1.0	0	sqm	523.6	£ per sqm	0

Abnormal Costs		0	£ sqm		
Professional Fees @		8.0%	Build Cost		£0
Legal Fees		0.5%	GDV		£0
Statutory Fees		0.6%	Build Cost		£0
Sales/Marketing Costs		2.0%	GDV		£0
Contingencies		5.0%	Build Cost		£0
Planning Obligations		0	£		£0
CIL					£0
Interest @	6.0%	12	Month Build	3	Mth Sale Void
Arrangement Fee	1.0%		Cost		#NAME?
Development Profit		17.5%	of GDV		#NAME?
Total Cost					#NAME?

VIABILITY MARGIN

#NAME?

DEVELOPMENT TYPE	
BASE LAND VALUE SCENARIO	
DEVELOPMENT REF & LOCATION	
DEVELOPMENT DETAILS	0 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	833	£ per sqm	£0
Office	B1a		sqm	0	£ per sqm	£0
Food Retail	A1		sqm	1833	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1488	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0

Development Value

Development Costs

Land	Plot Ratio		Value		
Industrial	200%	0	sqm	#NAME?	£ per sqm
Office	200%	0	sqm	#NAME?	£ per sqm
Food Retail	300%	0	sqm	#NAME?	£ per sqm
Other Retail	150%	0	sqm	#NAME?	£ per sqm
Residential Inst	150%	0	sqm	#NAME?	£ per sqm
Hotels	200%	0	sqm	#NAME?	£ per sqm
Community	150%	0	sqm	#NAME?	£ per sqm
Leisure	300%	0	sqm	#NAME?	£ per sqm
Agricultural	200%	0	sqm	#NAME?	£ per sqm
Car Showroom	200%	0	sqm	#NAME?	£ per sqm
Car Repairs	200%	0	sqm	#NAME?	£ per sqm

Construction

	Gross/Net			Stamp Duty	#NAME?	#NAME?
Industrial	1.0	0	sqm	476	£ per sqm	17.85
Office	1.2	0	sqm	1511.3	£ per sqm	0
Food Retail	1.0	0	sqm	916.3	£ per sqm	148.75
Other Retail	1.0	0	sqm	523.6	£ per sqm	148.75
Residential Inst	1.2	0	sqm	1237.6	£ per sqm	0
Hotels	1.2	0	sqm	1856.4	£ per sqm	0
Community	1.0	0	sqm	1927.8	£ per sqm	0
Leisure	1.0	0	sqm	1761.2	£ per sqm	0
Agricultural	1.0	0	sqm	499.8	£ per sqm	0
Car Showroom	1.0	0	sqm	952	£ per sqm	0
Car Repairs	1.0	0	sqm	523.6	£ per sqm	0

Abnormal Costs		0	£ sqm	£0	
Professional Fees @		8.0%	Build Cost	£0	
Legal Fees		0.5%	GDV	£0	
Statutory Fees		0.6%	Build Cost	£0	
Sales/Marketing Costs		2.0%	GDV	£0	
Contingencies		5.0%	Build Cost	£0	
Planning Obligations		0	£	£0	
CIL				£0	
Interest @	6.0%	12	Month Build	3	Month Sale Void
Arrangement Fee	1.0%		Cost		
Development Profit		17.5%	of GDV		

Total Cost

VIABILITY MARGIN

#NAME?

DEVELOPMENT TYPE	
BASE LAND VALUE SCENARIO	
DEVELOPMENT REF & LOCATION	
DEVELOPMENT DETAILS	0 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	833	£ per sqm	£0
Office	B1a		sqm	0	£ per sqm	£0
Food Retail	A1		sqm	1833	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1488	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0

Development Value

Development Costs

Land	Plot Ratio		Value		
Industrial	200%	0	sqm	#NAME?	£ per sqm
Office	200%	0	sqm	#NAME?	£ per sqm
Food Retail	300%	0	sqm	#NAME?	£ per sqm
Other Retail	150%	0	sqm	#NAME?	£ per sqm
Residential Inst	150%	0	sqm	#NAME?	£ per sqm
Hotels	200%	0	sqm	#NAME?	£ per sqm
Community	150%	0	sqm	#NAME?	£ per sqm
Leisure	300%	0	sqm	#NAME?	£ per sqm
Agricultural	200%	0	sqm	#NAME?	£ per sqm
Car Showroom	200%	0	sqm	#NAME?	£ per sqm
Car Repairs	200%	0	sqm	#NAME?	£ per sqm

Construction

	Gross/Net			Stamp Duty	#NAME?	#NAME?
Industrial	1.0	0	sqm	476	£ per sqm	17.85
Office	1.2	0	sqm	1511.3	£ per sqm	0
Food Retail	1.0	0	sqm	916.3	£ per sqm	148.75
Other Retail	1.0	0	sqm	523.6	£ per sqm	148.75
Residential Inst	1.2	0	sqm	1237.6	£ per sqm	0
Hotels	1.2	0	sqm	1856.4	£ per sqm	0
Community	1.0	0	sqm	1927.8	£ per sqm	0
Leisure	1.0	0	sqm	1761.2	£ per sqm	0
Agricultural	1.0	0	sqm	499.8	£ per sqm	0
Car Showroom	1.0	0	sqm	952	£ per sqm	0
Car Repairs	1.0	0	sqm	523.6	£ per sqm	0

Abnormal Costs		0	£ sqm	£0
Professional Fees @		8.0%	Build Cost	£0
Legal Fees		0.5%	GDV	£0
Statutory Fees		0.6%	Build Cost	£0
Sales/Marketing Costs		2.0%	GDV	£0
Contingencies		5.0%	Build Cost	£0
Planning Obligations		0	£	£0
CIL				£0
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%		Cost	
Development Profit		17.5%	of GDV	£0

Total Cost

VIABILITY MARGIN

#NAME?

DEVELOPMENT TYPE	Industrial
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT REF & LOCATION	NUA/MU/1 Land North of A17 Newark Showground
DEVELOPMENT DETAILS	27,200 Sqm Total Floorspace

Development Value

Development Type	Code	Area (sqm)	Rate (£ per sqm)	Total Value (£)
Industrial	B1b B1c B2 B8	27200	938	£25,513,600
Office	B1a	0	0	£0
Food Retail	A1	2064	0	£0
Other Retail	A 1 A2 A3 A4 A5	1675	0	£0
Residential Inst	C2	0	0	£0
Hotels	C3	0	0	£0
Community	D1	0	0	£0
Leisure	D2	0	0	£0
Agricultural		0	0	£0
Sui Generis	Car Showroom	0	0	£0
Sui Generis	Car Repairs	0	0	£0

Development Value

£25,513,600

Development Costs

Land	Plot Ratio	Area (sqm)	Value (£ per sqm)	Total Value (£)
Industrial	200%	54400	32.6	£1,771,373
Office	200%	0	0.8	£0
Food Retail	300%	0	177.7	£0
Other Retail	150%	0	18.1	£0
Residential Inst	150%	0	0.8	£0
Hotels	200%	0	0.8	£0
Community	150%	0	0.8	£0
Leisure	300%	0	0.8	£0
Agricultural	200%	0	2.0	£0
Car Showroom	200%	0	0.8	£0
Car Repairs	200%	0	0.8	£0

Construction

Construction	Gross/Net		Stamp Duty (£ per sqm)	CIL Rate	Total Value (£)
	Ratio	Area (sqm)			
Industrial	1.0	27200	536	20.1	£14,579,200
Office	1.2	0	1701.8	0	£0
Food Retail	1.0	0	1031.8	167.5	£0
Other Retail	1.0	0	589.6	167.5	£0
Residential Inst	1.2	0	1393.6	0	£0
Hotels	1.2	0	2090.4	0	£0
Community	1.0	0	2170.8	0	£0
Leisure	1.0	0	1983.2	0	£0
Agricultural	1.0	0	562.8	0	£0
Car Showroom	1.0	0	1072	0	£0
Car Repairs	1.0	0	589.6	0	£0

Abnormal Costs	0	£ sqm	£145,792
Professional Fees @	8.0%	Build Cost	£1,166,336
Legal Fees	0.5%	GDV	£127,568
Statutory Fees	0.6%	Build Cost	£87,475
Sales/Marketing Costs	2.0%	GDV	£510,272
Contingencies	5.0%	Build Cost	£728,960
Planning Obligations	0	£	£0
CIL			£546,720
Interest @	6.0%	12 Month Build	£740,046
Arrangement Fee	1.0%	Cost	£197,346
Development Profit	17.5%	of GDV	£4,464,880
Total Cost			£25,136,822

VIABILITY MARGIN

£376,778

DEVELOPMENT TYPE	Industrial
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT REF & LOCATION	NUA/E2/2 Stephenson Way Newark Ind Estate
DEVELOPMENT DETAILS	11,200 Sqm Total Floorspace

Development Value

Development Type	Code	Area (sqm)	Rate (£ per sqm)	Total Value (£)
Industrial	B1b B1c B2 B8	11200	754	£8,444,800
Office	B1a		1346	£0
Food Retail	A1		3000	£0
Other Retail	A 1 A2 A3 A4 A5		1900	£0
Residential Inst	C2		0	£0
Hotels	C3		0	£0
Community	D1		0	£0
Leisure	D2		0	£0
Agricultural			0	£0
Sui Generis	Car Showroom		0	£0
Sui Generis	Car Repairs		0	£0

Development Value

£8,444,800

Development Costs

Land	Plot Ratio	Area (sqm)	Value (£ per sqm)	Total Value (£)
Industrial	200%	22400	27.3	£611,520
Office	200%	0	27.3	£0
Food Retail	300%	0	240.6	£0
Other Retail	150%	0	75.6	£0
Residential Inst	150%	0	0.6	£0
Hotels	200%	0	0.6	£0
Community	150%	0	0.6	£0
Leisure	300%	0	0.6	£0
Agricultural	200%	0	1.5	£0
Car Showroom	200%	0	0.6	£0
Car Repairs	200%	0	0.6	£0

Construction

Stamp Duty

4.0%

£24,461

Development Type	Gross/Net		Stamp Duty (£ per sqm)	CIL Rate	Total Value (£)
	Ratio	Area (sqm)			
Industrial	1.0	11200	400	20	£4,480,000
Office	1.2	0	1270		£0
Food Retail	1.0	0	770	125	£0
Other Retail	1.0	0	440	125	£0
Residential Inst	1.2	0	1040		£0
Hotels	1.2	0	1560		£0
Community	1.0	0	1620		£0
Leisure	1.0	0	1480		£0
Agricultural	1.0	0	420		£0
Car Showroom	1.0	0	800		£0
Car Repairs	1.0	0	440		£0

Abnormal Costs		0	£ sqm	£67,200
Professional Fees @		8.0%	Build Cost	£358,400
Legal Fees		0.5%	GDV	£42,224
Statutory Fees		0.6%	Build Cost	£26,880
Sales/Marketing Costs		2.0%	GDV	£168,896
Contingencies		5.0%	Build Cost	£224,000
Planning Obligations		0	£	£0
CIL				£224,000
Interest @	6.0%	12	Month Build	£233,534
Arrangement Fee	1.0%		Cost	£62,276
Development Profit		17.5%	of GDV	£1,477,840

Total Cost

£8,001,231

VIABILITY MARGIN

£443,569

DEVELOPMENT TYPE	Industrial
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT REF & LOCATION	NUA/E/3 Land at Telford Drive - Newark Ind Estate
DEVELOPMENT DETAILS	7,000 Sqm Total Floorspace

Development Value

Development Type	Code	Area (sqm)	Rate (£ per sqm)	Total Value (£)
Industrial	B1b B1c B2 B8	7000	754	£5,278,000
Office	B1a		1346	£0
Food Retail	A1		3000	£0
Other Retail	A 1 A2 A3 A4 A5		1900	£0
Residential Inst	C2		0	£0
Hotels	C3		0	£0
Community	D1		0	£0
Leisure	D2		0	£0
Agricultural			0	£0
Sui Generis	Car Showroom		0	£0
Sui Generis	Car Repairs		0	£0

Development Value

£5,278,000

Development Costs

Land	Plot Ratio	Area (sqm)	Value (£ per sqm)	Total Value (£)
Industrial	200%	14000	27.3	£382,200
Office	200%	0	27.3	£0
Food Retail	300%	0	240.6	£0
Other Retail	150%	0	75.6	£0
Residential Inst	150%	0	0.6	£0
Hotels	200%	0	0.6	£0
Community	150%	0	0.6	£0
Leisure	300%	0	0.6	£0
Agricultural	200%	0	1.5	£0
Car Showroom	200%	0	0.6	£0
Car Repairs	200%	0	0.6	£0

Construction

Stamp Duty

3.0%

£11,466

Construction	Gross/Net		Area (sqm)	Stamp Duty (£ per sqm)	CIL Rate	Total Value (£)
	Ratio	Area (sqm)				
Industrial	1.0	7000		400	20	£2,800,000
Office	1.2	0		1270	0	£0
Food Retail	1.0	0		770	125	£0
Other Retail	1.0	0		440	125	£0
Residential Inst	1.2	0		1040	0	£0
Hotels	1.2	0		1560	0	£0
Community	1.0	0		1620	0	£0
Leisure	1.0	0		1480	0	£0
Agricultural	1.0	0		420	0	£0
Car Showroom	1.0	0		800	0	£0
Car Repairs	1.0	0		440	0	£0

Abnormal Costs		£ sqm		£28,000		
Professional Fees @	8.0%	Build Cost		£224,000		
Legal Fees	0.5%	GDV		£26,390		
Statutory Fees	0.6%	Build Cost		£16,800		
Sales/Marketing Costs	2.0%	GDV		£105,560		
Contingencies	5.0%	Build Cost		£140,000		
Planning Obligations	0	£		£0		
CIL				£140,000		
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£145,291
Arrangement Fee	1.0%	Cost		£38,744		
Development Profit		17.5%	of GDV	£923,650		

Total Cost

£4,982,101

VIABILITY MARGIN

£295,899

DEVELOPMENT TYPE	Industrial
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT REF & LOCATION	NUA/E/4 Notts CC Depot Great North Road
DEVELOPMENT DETAILS	5,350 Sqm Total Floorspace

Development Value

Development Type	Code	Area (sqm)	Rate (£ per sqm)	Value (£)
Industrial	B1b B1c B2 B8	5350	754	£4,033,900
Office	B1a		1346	£0
Food Retail	A1		3000	£0
Other Retail	A 1 A2 A3 A4 A5		1900	£0
Residential Inst	C2		0	£0
Hotels	C3		0	£0
Community	D1		0	£0
Leisure	D2		0	£0
Agricultural			0	£0
Sui Generis	Car Showroom		0	£0
Sui Generis	Car Repairs		0	£0

Development Value

£4,033,900

Development Costs

Land	Plot Ratio	Area (sqm)	Value (£ per sqm)	Total Value (£)
Industrial	200%	10700	44.5	£476,150
Office	200%	0	44.5	£0
Food Retail	300%	0	257.8	£0
Other Retail	150%	0	92.8	£0
Residential Inst	150%	0	17.8	£0
Hotels	200%	0	17.8	£0
Community	150%	0	17.8	£0
Leisure	300%	0	17.8	£0
Agricultural	200%	0	18.7	£0
Car Showroom	200%	0	17.8	£0
Car Repairs	200%	0	17.8	£0

Construction

Stamp Duty

3.0%

£14,285

Development Type	Gross/Net		Area (sqm)	Stamp Duty (£ per sqm)	CIL Rate	Total (£)
	Ratio	Area (sqm)				
Industrial	1.0	5350		400	20	£2,140,000
Office	1.2	0		1270	0	£0
Food Retail	1.0	0		770	125	£0
Other Retail	1.0	0		440	125	£0
Residential Inst	1.2	0		1040	0	£0
Hotels	1.2	0		1560	0	£0
Community	1.0	0		1620	0	£0
Leisure	1.0	0		1480	0	£0
Agricultural	1.0	0		420	0	£0
Car Showroom	1.0	0		800	0	£0
Car Repairs	1.0	0		440	0	£0

Abnormal Costs		0	£ per sqm	£37,450
Professional Fees @	8.0%		Build Cost	£171,200
Legal Fees	0.5%		GDV	£20,170
Statutory Fees	0.6%		Build Cost	£12,840
Sales/Marketing Costs	2.0%		GDV	£80,678
Contingencies	5.0%		Build Cost	£107,000
Planning Obligations			£	£0
CIL				£107,000
Interest @	6.0%	12	Month Build	£118,754
Arrangement Fee	1.0%		Cost	£31,668
Development Profit		17.5%	of GDV	£705,933

Total Cost

£4,023,126

VIABILITY MARGIN

£10,774

DEVELOPMENT TYPE	Mixed Industrial/Retail
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT REF & LOCATION	NUA/MU/2 Brownhills Motorhomes
DEVELOPMENT DETAILS	7,750 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8	5000	sqm	897	£ per sqm	£4,486,300
Office	B1a		sqm	1602	£ per sqm	£0
Food Retail	A1		sqm	3570	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	2750	sqm	2261	£ per sqm	£6,217,750
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0
Development Value						£10,704,050

Development Costs

Land	Plot Ratio			Value		
Industrial	200%	10000	sqm	53.0	£ per sqm	£529,550
Office	200%	0	sqm	53.0	£ per sqm	£0
Food Retail	300%	0	sqm	306.8	£ per sqm	£0
Other Retail	150%	4125	sqm	110.4	£ per sqm	£455,532
Residential Inst	150%	0	sqm	21.2	£ per sqm	£0
Hotels	200%	0	sqm	21.2	£ per sqm	£0
Community	150%	0	sqm	21.2	£ per sqm	£0
Leisure	300%	0	sqm	21.2	£ per sqm	£0
Agricultural	200%	0	sqm	22.3	£ per sqm	£0
Car Showroom	200%	0	sqm	21.2	£ per sqm	£0
Car Repairs	200%	0	sqm	21.2	£ per sqm	£0

Construction

	Gross/Net			Stamp Duty	CIL Rate	
Industrial	1.0	5000	sqm	476	23.8	£2,380,000
Office	1.2	0	sqm	1511.3	0	£0
Food Retail	1.0	0	sqm	916.3	148.75	£0
Other Retail	1.0	2750	sqm	523.6	148.75	£1,439,900
Residential Inst	1.2	0	sqm	1237.6	0	£0
Hotels	1.2	0	sqm	1856.4	0	£0
Community	1.0	0	sqm	1927.8	0	£0
Leisure	1.0	0	sqm	1761.2	0	£0
Agricultural	1.0	0	sqm	499.8	0	£0
Car Showroom	1.0	0	sqm	952	0	£0
Car Repairs	1.0	0	sqm	523.6	0	£0

Abnormal Costs		0	£ sqm		£55,335	
Professional Fees @		8.0%	Build Cost		£305,592	
Legal Fees		0.5%	GDV		£53,520	
Statutory Fees		0.6%	Build Cost		£22,919	
Sales/Marketing Costs		2.0%	GDV		£214,081	
Contingencies		5.0%	Build Cost		£190,995	
Planning Obligations		0	£		£0	
CIL					£528,063	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£233,058
Arrangement Fee	1.0%		Cost		£62,149	
Development Profit		17.5%	of GDV		£1,873,209	
Total Cost					£8,383,306	

VIABILITY MARGIN

£2,320,744

DEVELOPMENT TYPE	Industrial
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT REF & LOCATION	NUA/E/2
DEVELOPMENT DETAILS	25,000 Sqm Total Floorspace

Development Value

Development Type	Code	Area (sqm)	Rate (£ per sqm)	Value (£)
Industrial	B1b B1c B2 B8	25000	897	£22,431,500
Office	B1a		1602	£0
Food Retail	A1		3570	£0
Other Retail	A 1 A2 A3 A4 A5		2261	£0
Residential Inst	C2		0	£0
Hotels	C3		0	£0
Community	D1		0	£0
Leisure	D2		0	£0
Agricultural			0	£0
Sui Generis	Car Showroom		0	£0
Sui Generis	Car Repairs		0	£0

Development Value

£22,431,500

Development Costs

Land	Plot Ratio	Area (sqm)	Value (£ per sqm)	Total Value (£)
Industrial	200%	50000	32.5	£1,624,350
Office	200%	0	32.5	£0
Food Retail	300%	0	286.3	£0
Other Retail	150%	0	90.0	£0
Residential Inst	150%	0	0.7	£0
Hotels	200%	0	0.7	£0
Community	150%	0	0.7	£0
Leisure	300%	0	0.7	£0
Agricultural	200%	0	1.8	£0
Car Showroom	200%	0	0.7	£0
Car Repairs	200%	0	0.7	£0

Construction

Stamp Duty

4.0%

£64,974

Development Type	Gross/Net		Stamp Duty (£ per sqm)	CIL Rate	Total (£)
	Ratio	Area (sqm)			
Industrial	1.0	25000	476	23.8	£11,900,000
Office	1.2	0	1511.3	0	£0
Food Retail	1.0	0	916.3	148.75	£0
Other Retail	1.0	0	523.6	148.75	£0
Residential Inst	1.2	0	1237.6	0	£0
Hotels	1.2	0	1856.4	0	£0
Community	1.0	0	1927.8	0	£0
Leisure	1.0	0	1761.2	0	£0
Agricultural	1.0	0	499.8	0	£0
Car Showroom	1.0	0	952	0	£0
Car Repairs	1.0	0	523.6	0	£0

Abnormal Costs	0	£ sqm	£178,500
Professional Fees @	8.0%	Build Cost	£952,000
Legal Fees	0.5%	GDV	£112,158
Statutory Fees	0.6%	Build Cost	£71,400
Sales/Marketing Costs	2.0%	GDV	£448,630
Contingencies	5.0%	Build Cost	£595,000
Planning Obligations	0	£	£0
CIL			£595,000
Interest @	6.0%	12 Month Build	£620,325
Arrangement Fee	1.0%	Cost	£165,420
Development Profit	17.5%	of GDV	£3,925,513

Total Cost

£21,253,270

VIABILITY MARGIN

£1,178,230

DEVELOPMENT TYPE	Industrial
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT REF & LOCATION	Notts CC Depot Great North Road
DEVELOPMENT DETAILS	5,000 Sqm Total Floorspace

Development Value

Development Type	Code	Area (sqm)	Rate (£ per sqm)	Value (£)
Industrial	B1b B1c B2 B8	5000	897	£4,486,300
Office	B1a	0	0	£0
Food Retail	A1	0	0	£0
Other Retail	A 1 A2 A3 A4 A5	0	0	£0
Residential Inst	C2	0	0	£0
Hotels	C3	0	0	£0
Community	D1	0	0	£0
Leisure	D2	0	0	£0
Agricultural		0	0	£0
Sui Generis	Car Showroom	0	0	£0
Sui Generis	Car Repairs	0	0	£0

Development Value

£4,486,300

Development Costs

Land	Plot Ratio	Area (sqm)	Value (£ per sqm)	Total Value (£)
Industrial	200%	10000	53.0	£529,550
Office	200%	0	53.0	£0
Food Retail	300%	0	306.8	£0
Other Retail	150%	0	110.4	£0
Residential Inst	150%	0	21.2	£0
Hotels	200%	0	21.2	£0
Community	150%	0	21.2	£0
Leisure	300%	0	21.2	£0
Agricultural	200%	0	22.3	£0
Car Showroom	200%	0	21.2	£0
Car Repairs	200%	0	21.2	£0

Construction

Stamp Duty

4.0%

£21,182

Development Type	Gross/Net		Area (sqm)	Value (£ per sqm)	CIL Rate	Total Value (£)
	Ratio	Area (sqm)				
Industrial	1.0	5000	476	23.8	£2,380,000	
Office	1.2	0	1511.3	0	£0	
Food Retail	1.0	0	916.3	148.75	£0	
Other Retail	1.0	0	523.6	148.75	£0	
Residential Inst	1.2	0	1237.6	0	£0	
Hotels	1.2	0	1856.4	0	£0	
Community	1.0	0	1927.8	0	£0	
Leisure	1.0	0	1761.2	0	£0	
Agricultural	1.0	0	499.8	0	£0	
Car Showroom	1.0	0	952	0	£0	
Car Repairs	1.0	0	523.6	0	£0	

Abnormal Costs	0	£ sqm	£41,650
Professional Fees @	8.0%	Build Cost	£190,400
Legal Fees	0.5%	GDV	£22,432
Statutory Fees	0.6%	Build Cost	£14,280
Sales/Marketing Costs	2.0%	GDV	£89,726
Contingencies	5.0%	Build Cost	£119,000
Planning Obligations	0	£	£0
CIL			£119,000
Interest @	6.0%	12 Month Build	£132,271
Arrangement Fee	1.0%	Cost	£35,272
Development Profit	17.5%	of GDV	£785,103

Total Cost

£4,479,865

VIABILITY MARGIN

£6,435

DEVELOPMENT TYPE	
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT REF & LOCATION	
DEVELOPMENT DETAILS	0 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	897	£ per sqm	£0
Office	B1a		sqm	1602	£ per sqm	£0
Food Retail	A1		sqm	3570	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	2261	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0

Development Value

£0

Development Costs

Land	Plot Ratio			Value		
Industrial	200%	0	sqm	53.0	£ per sqm	£0
Office	200%	0	sqm	53.0	£ per sqm	£0
Food Retail	300%	0	sqm	306.8	£ per sqm	£0
Other Retail	150%	0	sqm	110.4	£ per sqm	£0
Residential Inst	150%	0	sqm	21.2	£ per sqm	£0
Hotels	200%	0	sqm	21.2	£ per sqm	£0
Community	150%	0	sqm	21.2	£ per sqm	£0
Leisure	300%	0	sqm	21.2	£ per sqm	£0
Agricultural	200%	0	sqm	22.3	£ per sqm	£0
Car Showroom	200%	0	sqm	21.2	£ per sqm	£0
Car Repairs	200%	0	sqm	21.2	£ per sqm	£0

Construction

Stamp Duty

1.0%

	Gross/Net					CIL Rate
Industrial	1.0	0	sqm	476	£ per sqm	0
Office	1.2	0	sqm	1511.3	£ per sqm	0
Food Retail	1.0	0	sqm	916.3	£ per sqm	0
Other Retail	1.0	0	sqm	523.6	£ per sqm	0
Residential Inst	1.2	0	sqm	1237.6	£ per sqm	0
Hotels	1.2	0	sqm	1856.4	£ per sqm	0
Community	1.0	0	sqm	1927.8	£ per sqm	0
Leisure	1.0	0	sqm	1761.2	£ per sqm	0
Agricultural	1.0	0	sqm	499.8	£ per sqm	0
Car Showroom	1.0	0	sqm	952	£ per sqm	0
Car Repairs	1.0	0	sqm	523.6	£ per sqm	0

Abnormal Costs		0	£ sqm	£0
Professional Fees @		8.0%	Build Cost	£0
Legal Fees		0.5%	GDV	£0
Statutory Fees		0.6%	Build Cost	£0
Sales/Marketing Costs		2.0%	GDV	£0
Contingencies		5.0%	Build Cost	£0
Planning Obligations		0	£	£0
CIL				£0
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%		Cost	
Development Profit		17.5%	of GDV	£0

Total Cost

£0

VIABILITY MARGIN

£0

DEVELOPMENT TYPE	
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT REF & LOCATION	
DEVELOPMENT DETAILS	0 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	897	£ per sqm	£0
Office	B1a		sqm	1602	£ per sqm	£0
Food Retail	A1		sqm	3570	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	2261	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0

Development Value

£0

Development Costs

Land	Plot Ratio		Value		
Industrial	200%	0	sqm	53.0	£ per sqm
Office	200%	0	sqm	53.0	£ per sqm
Food Retail	300%	0	sqm	306.8	£ per sqm
Other Retail	150%	0	sqm	110.4	£ per sqm
Residential Inst	150%	0	sqm	21.2	£ per sqm
Hotels	200%	0	sqm	21.2	£ per sqm
Community	150%	0	sqm	21.2	£ per sqm
Leisure	300%	0	sqm	21.2	£ per sqm
Agricultural	200%	0	sqm	22.3	£ per sqm
Car Showroom	200%	0	sqm	21.2	£ per sqm
Car Repairs	200%	0	sqm	21.2	£ per sqm

Construction

Stamp Duty

1.0%

£0

	Gross/Net					CIL Rate
Industrial	1.0	0	sqm	476	£ per sqm	0
Office	1.2	0	sqm	1511.3	£ per sqm	0
Food Retail	1.0	0	sqm	916.3	£ per sqm	0
Other Retail	1.0	0	sqm	523.6	£ per sqm	0
Residential Inst	1.2	0	sqm	1237.6	£ per sqm	0
Hotels	1.2	0	sqm	1856.4	£ per sqm	0
Community	1.0	0	sqm	1927.8	£ per sqm	0
Leisure	1.0	0	sqm	1761.2	£ per sqm	0
Agricultural	1.0	0	sqm	499.8	£ per sqm	0
Car Showroom	1.0	0	sqm	952	£ per sqm	0
Car Repairs	1.0	0	sqm	523.6	£ per sqm	0

Abnormal Costs		0	£ sqm	£0
Professional Fees @		8.0%	Build Cost	£0
Legal Fees		0.5%	GDV	£0
Statutory Fees		0.6%	Build Cost	£0
Sales/Marketing Costs		2.0%	GDV	£0
Contingencies		5.0%	Build Cost	£0
Planning Obligations		0	£	£0
CIL				£0
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%		Cost	
Development Profit		17.5%	of GDV	£0

Total Cost

£0

VIABILITY MARGIN

£0

DEVELOPMENT TYPE	Industrial
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT REF & LOCATION	NUA/E/2 Stephenson Way- Newark Industrial Estate
DEVELOPMENT DETAILS	25,000 Sqm Total Floorspace

Development Value

Development Type	Code	Area (sqm)	Rate (£ per sqm)	Total Value (£)
Industrial	B1b B1c B2 B8	25000	1010	£25,259,000
Office	B1a		1804	£0
Food Retail	A1		4020	£0
Other Retail	A 1 A2 A3 A4 A5		2546	£0
Residential Inst	C2		0	£0
Hotels	C3		0	£0
Community	D1		0	£0
Leisure	D2		0	£0
Agricultural			0	£0
Sui Generis	Car Showroom		0	£0
Sui Generis	Car Repairs		0	£0

Development Value

£25,259,000

Development Costs

Land	Plot Ratio	Area (sqm)	Value (£ per sqm)	Total Value (£)
Industrial	200%	50000	36.6	£1,829,100
Office	200%	0	36.6	£0
Food Retail	300%	0	322.4	£0
Other Retail	150%	0	101.3	£0
Residential Inst	150%	0	0.8	£0
Hotels	200%	0	0.8	£0
Community	150%	0	0.8	£0
Leisure	300%	0	0.8	£0
Agricultural	200%	0	2.0	£0
Car Showroom	200%	0	0.8	£0
Car Repairs	200%	0	0.8	£0

Construction

Construction	Gross/Net		Stamp Duty (£ per sqm)	CIL Rate	Total Value (£)
	Ratio	Area (sqm)			
Industrial	1.0	25000	536	26.8	£13,400,000
Office	1.2	0	1701.8	0	£0
Food Retail	1.0	0	1031.8	167.5	£0
Other Retail	1.0	0	589.6	167.5	£0
Residential Inst	1.2	0	1393.6	0	£0
Hotels	1.2	0	2090.4	0	£0
Community	1.0	0	2170.8	0	£0
Leisure	1.0	0	1983.2	0	£0
Agricultural	1.0	0	562.8	0	£0
Car Showroom	1.0	0	1072	0	£0
Car Repairs	1.0	0	589.6	0	£0

Abnormal Costs		0	£ sqm	£150,000
Professional Fees @		8.0%	Build Cost	£1,072,000
Legal Fees		0.5%	GDV	£126,295
Statutory Fees		0.6%	Build Cost	£80,400
Sales/Marketing Costs		2.0%	GDV	£505,180
Contingencies		5.0%	Build Cost	£670,000
Planning Obligations		0	£	£0
CIL				£670,000
Interest @	6.0%	12	Month Build	£696,605
Arrangement Fee	1.0%		Cost	£185,761
Development Profit		17.5%	of GDV	£4,420,325

Total Cost

£23,878,831

VIABILITY MARGIN

£1,380,169

DEVELOPMENT TYPE	Retail
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT REF & LOCATION	NUA/MU/3 NSK Works
DEVELOPMENT DETAILS	16,833 Sqm Total Floorspace

Development Value

Use Class	Code	Area (sqm)	Rate (£ per sqm)	Total Value (£)
Industrial	B1b B1c B2 B8	1010		£0
Office	B1a	1804		£0
Food Retail	A1	4020		£0
Other Retail	A 1 A2 A3 A4 A5	16833		£42,856,818
Residential Inst	C2	0		£0
Hotels	C3	0		£0
Community	D1	0		£0
Leisure	D2	0		£0
Agricultural		0		£0
Sui Generis	Car Showroom	0		£0
Sui Generis	Car Repairs	0		£0

Development Value

£42,856,818

Development Costs

Land	Plot Ratio	Area (sqm)	Value (£ per sqm)	Total Value (£)
Industrial	200%	0	59.6	£0
Office	200%	0	59.6	£0
Food Retail	300%	0	345.5	£0
Other Retail	150%	50000	124.4	£6,217,600
Residential Inst	150%	0	23.9	£0
Hotels	200%	0	23.9	£0
Community	150%	0	23.9	£0
Leisure	300%	0	23.9	£0
Agricultural	200%	0	25.1	£0
Car Showroom	200%	0	23.9	£0
Car Repairs	200%	0	23.9	£0

Construction

Stamp Duty

4.0%

£248,704

Use Class	Gross/Net	Area (sqm)	Stamp Duty (£ per sqm)	CIL Rate	Total Value (£)
Industrial	1.0	0	536	26.8	£0
Office	1.2	0	1701.8	0	£0
Food Retail	1.0	0	1031.8	167.5	£0
Other Retail	1.0	16833	589.6	167.5	£9,924,737
Residential Inst	1.2	0	1393.6	0	£0
Hotels	1.2	0	2090.4	0	£0
Community	1.0	0	2170.8	0	£0
Leisure	1.0	0	1983.2	0	£0
Agricultural	1.0	0	562.8	0	£0
Car Showroom	1.0	0	1072	0	£0
Car Repairs	1.0	0	589.6	0	£0

Abnormal Costs	0	£ sqm	£277,750	
Professional Fees @	8.0%	Build Cost	£793,979	
Legal Fees	0.5%	GDV	£214,284	
Statutory Fees	0.6%	Build Cost	£59,548	
Sales/Marketing Costs	2.0%	GDV	£857,136	
Contingencies	5.0%	Build Cost	£496,237	
Planning Obligations	0	£	£0	
CIL			£2,819,528	
Interest @	6.0%	12 Month Build	3 Mth Sale Void	£821,606
Arrangement Fee	1.0%	Cost	£219,095	
Development Profit	17.5%	of GDV	£7,499,943	

Total Cost

£30,450,147

VIABILITY MARGIN

£12,406,671

DEVELOPMENT TYPE	
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT REF & LOCATION	
DEVELOPMENT DETAILS	0 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	1010	£ per sqm	£0
Office	B1a		sqm	1804	£ per sqm	£0
Food Retail	A1		sqm	4020	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	2546	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0

Development Value

£0

Development Costs

Land	Plot Ratio		Value		
Industrial	200%	0	sqm	59.6	£ per sqm
Office	200%	0	sqm	59.6	£ per sqm
Food Retail	300%	0	sqm	345.5	£ per sqm
Other Retail	150%	0	sqm	124.4	£ per sqm
Residential Inst	150%	0	sqm	23.9	£ per sqm
Hotels	200%	0	sqm	23.9	£ per sqm
Community	150%	0	sqm	23.9	£ per sqm
Leisure	300%	0	sqm	23.9	£ per sqm
Agricultural	200%	0	sqm	25.1	£ per sqm
Car Showroom	200%	0	sqm	23.9	£ per sqm
Car Repairs	200%	0	sqm	23.9	£ per sqm

Construction

Stamp Duty

1.0%

£0

	Gross/Net				CIL Rate
Industrial	1.0	0	sqm	536	£ per sqm
Office	1.2	0	sqm	1701.8	£ per sqm
Food Retail	1.0	0	sqm	1031.8	£ per sqm
Other Retail	1.0	0	sqm	589.6	£ per sqm
Residential Inst	1.2	0	sqm	1393.6	£ per sqm
Hotels	1.2	0	sqm	2090.4	£ per sqm
Community	1.0	0	sqm	2170.8	£ per sqm
Leisure	1.0	0	sqm	1983.2	£ per sqm
Agricultural	1.0	0	sqm	562.8	£ per sqm
Car Showroom	1.0	0	sqm	1072	£ per sqm
Car Repairs	1.0	0	sqm	589.6	£ per sqm

Abnormal Costs		0	£ sqm	£0
Professional Fees @		8.0%	Build Cost	£0
Legal Fees		0.5%	GDV	£0
Statutory Fees		0.6%	Build Cost	£0
Sales/Marketing Costs		2.0%	GDV	£0
Contingencies		5.0%	Build Cost	£0
Planning Obligations		0	£	£0
CIL				£0
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%	Cost		£0
Development Profit		17.5%	of GDV	£0

Total Cost

£0

VIABILITY MARGIN

£0

DEVELOPMENT TYPE	Industrial
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT REF & LOCATION	OB/E/3 South of Boughton Industrial Estate
DEVELOPMENT DETAILS	9,450 Sqm Total Floorspace

Development Value

Development Type	Code	Area (sqm)	Rate (£ per sqm)	Total Value (£)
Industrial	B1b B1c B2 B8	9450	656	£6,199,200
Office	B1a		969	£0
Food Retail	A1		1540	£0
Other Retail	A 1 A2 A3 A4 A5		1250	£0
Residential Inst	C2		0	£0
Hotels	C3		0	£0
Community	D1		0	£0
Leisure	D2		0	£0
Agricultural			0	£0
Sui Generis	Car Showroom		0	£0
Sui Generis	Car Repairs		0	£0

Development Value

£6,199,200

Development Costs

Land	Plot Ratio	Area (sqm)	Value (£ per sqm)	Total Value (£)
Industrial	200%	18900	13.92	£263,088
Office	200%	0	12.48	£0
Food Retail	300%	0	132.6	£0
Other Retail	150%	0	13.5	£0
Residential Inst	150%	0	0.6	£0
Hotels	200%	0	0.6	£0
Community	150%	0	0.6	£0
Leisure	300%	0	0.6	£0
Agricultural	200%	0	1.5	£0
Car Showroom	200%	0	0.6	£0
Car Repairs	200%	0	0.6	£0

Construction

Stamp Duty

3.0%

£7,893

Development Type	Gross/Net		Stamp Duty (£ per sqm)	CIL Rate	Total Value (£)
	Ratio	Area (sqm)			
Industrial	1.0	9450	400	0	£3,780,000
Office	1.2	0	1270		£0
Food Retail	1.0	0	770	125	£0
Other Retail	1.0	0	440	125	£0
Residential Inst	1.2	0	1040		£0
Hotels	1.2	0	1560		£0
Community	1.0	0	1620		£0
Leisure	1.0	0	1480		£0
Agricultural	1.0	0	420		£0
Car Showroom	1.0	0	800		£0
Car Repairs	1.0	0	440		£0

Abnormal Costs		0	£ sqm	£85,050		
Professional Fees @		8.0%	Build Cost	£302,400		
Legal Fees		0.5%	GDV	£30,996		
Statutory Fees		0.6%	Build Cost	£22,680		
Sales/Marketing Costs		2.0%	GDV	£123,984		
Contingencies		5.0%	Build Cost	£189,000		
Planning Obligations		0	£	£0		
CIL				£0		
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£180,191
Arrangement Fee	1.0%		Cost		£48,051	
Development Profit		17.5%	of GDV		£1,084,860	

Total Cost

£6,118,192

VIABILITY MARGIN

£81,008

DEVELOPMENT TYPE	Industrial
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT REF & LOCATION	Bi/E/1 South of Brailwood Road
DEVELOPMENT DETAILS	6,000 Sqm Total Floorspace

Development Value

Development Type	Code	Area (sqm)	Rate (£ per sqm)	Value (£)
Industrial	B1b B1c B2 B8	6000	656	£3,936,000
Office	B1a		969	£0
Food Retail	A1		1540	£0
Other Retail	A 1 A2 A3 A4 A5		1250	£0
Residential Inst	C2		0	£0
Hotels	C3		0	£0
Community	D1		0	£0
Leisure	D2		0	£0
Agricultural			0	£0
Sui Generis	Car Showroom		0	£0
Sui Generis	Car Repairs		0	£0

Development Value

£3,936,000

Development Costs

Land	Plot Ratio	Value	Rate (£ per sqm)	Value (£)
Industrial	200%	12000	13.9	£167,040
Office	200%	0	12.5	£0
Food Retail	300%	0	132.6	£0
Other Retail	150%	0	13.5	£0
Residential Inst	150%	0	0.6	£0
Hotels	200%	0	0.6	£0
Community	150%	0	0.6	£0
Leisure	300%	0	0.6	£0
Agricultural	200%	0	1.5	£0
Car Showroom	200%	0	0.6	£0
Car Repairs	200%	0	0.6	£0

Construction

Stamp Duty

1.0%

£1,670

Construction	Gross/Net		Stamp Duty (£ per sqm)	CIL Rate	Value (£)
	Ratio	Area (sqm)			
Industrial	1.0	6000	400	0	£2,400,000
Office	1.2	0	1270	0	£0
Food Retail	1.0	0	770	125	£0
Other Retail	1.0	0	440	125	£0
Residential Inst	1.2	0	1040	0	£0
Hotels	1.2	0	1560	0	£0
Community	1.0	0	1620	0	£0
Leisure	1.0	0	1480	0	£0
Agricultural	1.0	0	420	0	£0
Car Showroom	1.0	0	800	0	£0
Car Repairs	1.0	0	440	0	£0

Abnormal Costs

Professional Fees @	8.0%	Build Cost	£192,000
Legal Fees	0.5%	GDV	£19,680
Statutory Fees	0.6%	Build Cost	£14,400
Sales/Marketing Costs	2.0%	GDV	£78,720
Contingencies	5.0%	Build Cost	£120,000
Planning Obligations	0	£	£0
CIL			£0
Interest @	6.0%	12 Month Build	£112,257
Arrangement Fee	1.0%	Cost	£29,935
Development Profit	17.5%	of GDV	£688,800

Total Cost

£3,824,502

VIABILITY MARGIN

£111,498

Commercial Viability Appraisal

0-5 Year Delivery

DEVELOPMENT TYPE	Industrial
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT REF & LOCATION	Bi/E/2 North of Brailwood Road
DEVELOPMENT DETAILS	1,750 Sqm Total Floorspace

Development Value

Development Type	Code	Area (sqm)	Rate (£ per sqm)	Value (£)
Industrial	B1b B1c B2 B8	1750	656	£1,148,000
Office	B1a		969	£0
Food Retail	A1		1540	£0
Other Retail	A 1 A2 A3 A4 A5		1250	£0
Residential Inst	C2		0	£0
Hotels	C3		0	£0
Community	D1		0	£0
Leisure	D2		0	£0
Agricultural			0	£0
Sui Generis	Car Showroom		0	£0
Sui Generis	Car Repairs		0	£0

Development Value

£1,148,000

Development Costs

Land	Plot Ratio	Area (sqm)	Value (£ per sqm)	Total Value (£)
Industrial	200%	3500	13.9	£48,720
Office	200%	0	12.5	£0
Food Retail	300%	0	132.6	£0
Other Retail	150%	0	13.5	£0
Residential Inst	150%	0	0.6	£0
Hotels	200%	0	0.6	£0
Community	150%	0	0.6	£0
Leisure	300%	0	0.6	£0
Agricultural	200%	0	1.5	£0
Car Showroom	200%	0	0.6	£0
Car Repairs	200%	0	0.6	£0

Construction

Stamp Duty

1.0%

£487

Development Type	Gross/Net		Stamp Duty (£ per sqm)	CIL Rate	Total (£)
	Ratio	Area (sqm)			
Industrial	1.0	1750	400	0	£700,000
Office	1.2	0	1270	0	£0
Food Retail	1.0	0	770	125	£0
Other Retail	1.0	0	440	125	£0
Residential Inst	1.2	0	1040	0	£0
Hotels	1.2	0	1560	0	£0
Community	1.0	0	1620	0	£0
Leisure	1.0	0	1480	0	£0
Agricultural	1.0	0	420	0	£0
Car Showroom	1.0	0	800	0	£0
Car Repairs	1.0	0	440	0	£0

Abnormal Costs		0	£ sqm	£0		
Professional Fees @		8.0%	Build Cost	£56,000		
Legal Fees		0.5%	GDV	£5,740		
Statutory Fees		0.6%	Build Cost	£4,200		
Sales/Marketing Costs		2.0%	GDV	£22,960		
Contingencies		5.0%	Build Cost	£35,000		
Planning Obligations			£	£0		
CIL				£0		
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£32,742
Arrangement Fee	1.0%		Cost		£8,731	
Development Profit		17.5%	of GDV		£200,900	

Total Cost

£1,115,480

VIABILITY MARGIN

£32,520

DEVELOPMENT TYPE	Retail
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT REF & LOCATION	OB/Re/1 Rufford Avenue
DEVELOPMENT DETAILS	2,133 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	656	£ per sqm	£0
Office	B1a		sqm	969	£ per sqm	£0
Food Retail	A1		sqm	1540	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	2133	sqm	1250	£ per sqm	£2,666,250
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0
Development Value						£2,666,250

Development Costs

Land	Plot Ratio			Value		
Industrial	200%	0	sqm	22.2	£ per sqm	£0
Office	200%	0	sqm	20.8	£ per sqm	£0
Food Retail	300%	0	sqm	140.9	£ per sqm	£0
Other Retail	150%	3199.5	sqm	21.8	£ per sqm	£69,685
Residential Inst	150%	0	sqm	8.9	£ per sqm	£0
Hotels	200%	0	sqm	8.9	£ per sqm	£0
Community	150%	0	sqm	8.9	£ per sqm	£0
Leisure	300%	0	sqm	8.9	£ per sqm	£0
Agricultural	200%	0	sqm	9.8	£ per sqm	£0
Car Showroom	200%	0	sqm	8.9	£ per sqm	£0
Car Repairs	200%	0	sqm	8.9	£ per sqm	£0

Construction

	Gross/Net			Stamp Duty	CIL Rate	
Industrial	1.0	0	sqm	400	£ per sqm	£0
Office	1.2	0	sqm	1270	£ per sqm	£0
Food Retail	1.0	0	sqm	770	£ per sqm	£0
Other Retail	1.0	2133	sqm	440	£ per sqm	£938,520
Residential Inst	1.2	0	sqm	1040	£ per sqm	£0
Hotels	1.2	0	sqm	1560	£ per sqm	£0
Community	1.0	0	sqm	1620	£ per sqm	£0
Leisure	1.0	0	sqm	1480	£ per sqm	£0
Agricultural	1.0	0	sqm	420	£ per sqm	£0
Car Showroom	1.0	0	sqm	800	£ per sqm	£0
Car Repairs	1.0	0	sqm	440	£ per sqm	£0

Abnormal Costs		0	£ sqm	£0
Professional Fees @		8.0%	Build Cost	£75,082
Legal Fees		0.5%	GDV	£13,331
Statutory Fees		0.6%	Build Cost	£5,631
Sales/Marketing Costs		2.0%	GDV	£53,325
Contingencies		5.0%	Build Cost	£46,926
Planning Obligations		0	£	£0
CIL				£266,625
Interest @	6.0%	12	Month Build	£55,118
Arrangement Fee	1.0%		Cost	£14,698
Development Profit		17.5%	of GDV	£466,594
Total Cost				£2,006,232

VIABILITY MARGIN

£660,018

DEVELOPMENT TYPE	Retail
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT REF & LOCATION	Forest Road
DEVELOPMENT DETAILS	850 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	656	£ per sqm	£0
Office	B1a		sqm	969	£ per sqm	£0
Food Retail	A1		sqm	1540	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	850	sqm	1250	£ per sqm	£1,062,500
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0
Development Value						£1,062,500

Development Costs

Land	Plot Ratio			Value		
Industrial	200%	0	sqm	22.2	£ per sqm	£0
Office	200%	0	sqm	20.8	£ per sqm	£0
Food Retail	300%	0	sqm	140.9	£ per sqm	£0
Other Retail	150%	1275	sqm	21.8	£ per sqm	£27,770
Residential Inst	150%	0	sqm	8.9	£ per sqm	£0
Hotels	200%	0	sqm	8.9	£ per sqm	£0
Community	150%	0	sqm	8.9	£ per sqm	£0
Leisure	300%	0	sqm	8.9	£ per sqm	£0
Agricultural	200%	0	sqm	9.8	£ per sqm	£0
Car Showroom	200%	0	sqm	8.9	£ per sqm	£0
Car Repairs	200%	0	sqm	8.9	£ per sqm	£0

Construction

	Gross/Net			Stamp Duty	CIL Rate	
Industrial	1.0	0	sqm	400	£ per sqm	£0
Office	1.2	0	sqm	1270	£ per sqm	£0
Food Retail	1.0	0	sqm	770	£ per sqm	£0
Other Retail	1.0	850	sqm	440	£ per sqm	£374,000
Residential Inst	1.2	0	sqm	1040	£ per sqm	£0
Hotels	1.2	0	sqm	1560	£ per sqm	£0
Community	1.0	0	sqm	1620	£ per sqm	£0
Leisure	1.0	0	sqm	1480	£ per sqm	£0
Agricultural	1.0	0	sqm	420	£ per sqm	£0
Car Showroom	1.0	0	sqm	800	£ per sqm	£0
Car Repairs	1.0	0	sqm	440	£ per sqm	£0

Abnormal Costs		0	£ sqm	£0
Professional Fees @		8.0%	Build Cost	£29,920
Legal Fees		0.5%	GDV	£5,313
Statutory Fees		0.6%	Build Cost	£2,244
Sales/Marketing Costs		2.0%	GDV	£21,250
Contingencies		5.0%	Build Cost	£18,700
Planning Obligations		0	£	£0
CIL				£106,250
Interest @	6.0%	12	Month Build	£21,965
Arrangement Fee	1.0%		Cost	£5,857
Development Profit		17.5%	of GDV	£185,938
Total Cost				£799,483

VIABILITY MARGIN

£263,017

DEVELOPMENT TYPE	Industrial
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT REF & LOCATION	OB/E/3 South of Boughton Indus Estate
DEVELOPMENT DETAILS	9,450 Sqm Total Floorspace

Development Value

Development Type	Code	Area (sqm)	Rate (£ per sqm)	Value (£)
Industrial	B1b B1c B2 B8	9450	781	£7,377,048
Office	B1a		1153	£0
Food Retail	A1		1833	£0
Other Retail	A 1 A2 A3 A4 A5		1488	£0
Residential Inst	C2		0	£0
Hotels	C3		0	£0
Community	D1		0	£0
Leisure	D2		0	£0
Agricultural			0	£0
Sui Generis	Car Showroom		0	£0
Sui Generis	Car Repairs		0	£0

Development Value

£7,377,048

Development Costs

Land	Plot Ratio	Area (sqm)	Value (£ per sqm)	Total Value (£)
Industrial	200%	18900	16.6	£313,075
Office	200%	0	14.9	£0
Food Retail	300%	0	157.8	£0
Other Retail	150%	0	16.1	£0
Residential Inst	150%	0	0.7	£0
Hotels	200%	0	0.7	£0
Community	150%	0	0.7	£0
Leisure	300%	0	0.7	£0
Agricultural	200%	0	1.8	£0
Car Showroom	200%	0	0.7	£0
Car Repairs	200%	0	0.7	£0

Construction

Stamp Duty

3.0%

£9,392

Construction	Gross/Net		Stamp Duty (£ per sqm)	CIL Rate	Total (£)
	Ratio	Area (sqm)			
Industrial	1.0	9450	476	0	£4,498,200
Office	1.2	0	1511.3	0	£0
Food Retail	1.0	0	916.3	148.75	£0
Other Retail	1.0	0	523.6	148.75	£0
Residential Inst	1.2	0	1237.6	0	£0
Hotels	1.2	0	1856.4	0	£0
Community	1.0	0	1927.8	0	£0
Leisure	1.0	0	1761.2	0	£0
Agricultural	1.0	0	499.8	0	£0
Car Showroom	1.0	0	952	0	£0
Car Repairs	1.0	0	523.6	0	£0

Abnormal Costs		0	£ sqm	£101,210
Professional Fees @		8.0%	Build Cost	£359,856
Legal Fees		0.5%	GDV	£36,885
Statutory Fees		0.6%	Build Cost	£26,989
Sales/Marketing Costs		2.0%	GDV	£147,541
Contingencies		5.0%	Build Cost	£224,910
Planning Obligations		0	£	£0
CIL				£0
Interest @	6.0%	12	Month Build	£214,427
Arrangement Fee	1.0%		Cost	£57,181
Development Profit		17.5%	of GDV	£1,290,983
Total Cost				£7,280,650

VIABILITY MARGIN

£96,398

DEVELOPMENT TYPE	Industrial
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT REF & LOCATION	Bi/E/1 South of Brailwood Road
DEVELOPMENT DETAILS	5,950 Sqm Total Floorspace

Development Value

Development Type	Code	Area (sqm)	Rate (£ per sqm)	Total Value (£)
Industrial	B1b B1c B2 B8	5950	781	£4,644,808
Office	B1a		1153	£0
Food Retail	A1		1833	£0
Other Retail	A 1 A2 A3 A4 A5		1488	£0
Residential Inst	C2		0	£0
Hotels	C3		0	£0
Community	D1		0	£0
Leisure	D2		0	£0
Agricultural			0	£0
Sui Generis	Car Showroom		0	£0
Sui Generis	Car Repairs		0	£0

Development Value

£4,644,808

Development Costs

Land	Plot Ratio	Area (sqm)	Value (£ per sqm)	Total Value (£)
Industrial	200%	11900	16.6	£197,121
Office	200%	0	14.9	£0
Food Retail	300%	0	157.8	£0
Other Retail	150%	0	16.1	£0
Residential Inst	150%	0	0.7	£0
Hotels	200%	0	0.7	£0
Community	150%	0	0.7	£0
Leisure	300%	0	0.7	£0
Agricultural	200%	0	1.8	£0
Car Showroom	200%	0	0.7	£0
Car Repairs	200%	0	0.7	£0

Construction

Stamp Duty

1.0%

£1,971

Development Type	Gross/Net		Stamp Duty (£ per sqm)	CIL Rate	Total Value (£)
	Ratio	Area (sqm)			
Industrial	1.0	5950	476	0	£2,832,200
Office	1.2	0	1511.3	0	£0
Food Retail	1.0	0	916.3	148.75	£0
Other Retail	1.0	0	523.6	148.75	£0
Residential Inst	1.2	0	1237.6	0	£0
Hotels	1.2	0	1856.4	0	£0
Community	1.0	0	1927.8	0	£0
Leisure	1.0	0	1761.2	0	£0
Agricultural	1.0	0	499.8	0	£0
Car Showroom	1.0	0	952	0	£0
Car Repairs	1.0	0	523.6	0	£0

Abnormal Costs		0	£ sqm	£0		
Professional Fees @		8.0%	Build Cost	£226,576		
Legal Fees		0.5%	GDV	£23,224		
Statutory Fees		0.6%	Build Cost	£16,993		
Sales/Marketing Costs		2.0%	GDV	£92,896		
Contingencies		5.0%	Build Cost	£141,610		
Planning Obligations		0	£	£0		
CIL				£0		
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£132,472
Arrangement Fee	1.0%		Cost		£35,326	
Development Profit		17.5%	of GDV		£812,841	

Total Cost

£4,513,231

VIABILITY MARGIN

£131,577

DEVELOPMENT TYPE	
BASE LAND VALUE SCENARIO	
DEVELOPMENT REF & LOCATION	
DEVELOPMENT DETAILS	0 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	879	£ per sqm	£0
Office	B1a		sqm	1298	£ per sqm	£0
Food Retail	A1		sqm	2064	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1675	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0
Development Value						£0

Development Costs

Land	Plot Ratio			Value		
Industrial	200%	0	sqm	#NAME?	£ per sqm	#NAME?
Office	200%	0	sqm	#NAME?	£ per sqm	#NAME?
Food Retail	300%	0	sqm	#NAME?	£ per sqm	#NAME?
Other Retail	150%	0	sqm	#NAME?	£ per sqm	#NAME?
Residential Inst	150%	0	sqm	#NAME?	£ per sqm	#NAME?
Hotels	200%	0	sqm	#NAME?	£ per sqm	#NAME?
Community	150%	0	sqm	#NAME?	£ per sqm	#NAME?
Leisure	300%	0	sqm	#NAME?	£ per sqm	#NAME?
Agricultural	200%	0	sqm	#NAME?	£ per sqm	#NAME?
Car Showroom	200%	0	sqm	#NAME?	£ per sqm	#NAME?
Car Repairs	200%	0	sqm	#NAME?	£ per sqm	#NAME?

Construction

	Gross/Net			Stamp Duty		#NAME?	#NAME?
						CIL Rate	
Industrial	1.0	0	sqm	536	£ per sqm	£0	£0
Office	1.2	0	sqm	1701.8	£ per sqm	£0	£0
Food Retail	1.0	0	sqm	1031.8	£ per sqm	£0	£0
Other Retail	1.0	0	sqm	589.6	£ per sqm	£0	£0
Residential Inst	1.2	0	sqm	1393.6	£ per sqm	£0	£0
Hotels	1.2	0	sqm	2090.4	£ per sqm	£0	£0
Community	1.0	0	sqm	2170.8	£ per sqm	£0	£0
Leisure	1.0	0	sqm	1983.2	£ per sqm	£0	£0
Agricultural	1.0	0	sqm	562.8	£ per sqm	£0	£0
Car Showroom	1.0	0	sqm	1072	£ per sqm	£0	£0
Car Repairs	1.0	0	sqm	589.6	£ per sqm	£0	£0

Abnormal Costs		0	£ sqm		£0
Professional Fees @		8.0%	Build Cost		£0
Legal Fees		0.5%	GDV		£0
Statutory Fees		0.6%	Build Cost		£0
Sales/Marketing Costs		2.0%	GDV		£0
Contingencies		5.0%	Build Cost		£0
Planning Obligations		0	£		£0
CIL					£0
Interest @	6.0%	12	Month Build	3	Mth Sale Void
Arrangement Fee	1.0%	Cost			#NAME?
Development Profit		17.5%	of GDV		#NAME?
Total Cost					#NAME?

VIABILITY MARGIN

#NAME?

DEVELOPMENT TYPE	
BASE LAND VALUE SCENARIO	
DEVELOPMENT REF & LOCATION	
DEVELOPMENT DETAILS	0 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	879	£ per sqm	£0
Office	B1a		sqm	1298	£ per sqm	£0
Food Retail	A1		sqm	2064	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1675	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0
Development Value						£0

Development Costs

Land	Plot Ratio		Value		
Industrial	200%	0	sqm	#NAME?	£ per sqm
Office	200%	0	sqm	#NAME?	£ per sqm
Food Retail	300%	0	sqm	#NAME?	£ per sqm
Other Retail	150%	0	sqm	#NAME?	£ per sqm
Residential Inst	150%	0	sqm	#NAME?	£ per sqm
Hotels	200%	0	sqm	#NAME?	£ per sqm
Community	150%	0	sqm	#NAME?	£ per sqm
Leisure	300%	0	sqm	#NAME?	£ per sqm
Agricultural	200%	0	sqm	#NAME?	£ per sqm
Car Showroom	200%	0	sqm	#NAME?	£ per sqm
Car Repairs	200%	0	sqm	#NAME?	£ per sqm

Construction

	Gross/Net		Stamp Duty	#NAME?	#NAME?
Industrial	1.0	0	sqm	536	£0
Office	1.2	0	sqm	1701.8	£0
Food Retail	1.0	0	sqm	1031.8	£0
Other Retail	1.0	0	sqm	589.6	£0
Residential Inst	1.2	0	sqm	1393.6	£0
Hotels	1.2	0	sqm	2090.4	£0
Community	1.0	0	sqm	2170.8	£0
Leisure	1.0	0	sqm	1983.2	£0
Agricultural	1.0	0	sqm	562.8	£0
Car Showroom	1.0	0	sqm	1072	£0
Car Repairs	1.0	0	sqm	589.6	£0

Abnormal Costs		0	£ sqm	£0
Professional Fees @		8.0%	Build Cost	£0
Legal Fees		0.5%	GDV	£0
Statutory Fees		0.6%	Build Cost	£0
Sales/Marketing Costs		2.0%	GDV	£0
Contingencies		5.0%	Build Cost	£0
Planning Obligations		0	£	£0
CIL				£0
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%		Cost	
Development Profit		17.5%	of GDV	£0
Total Cost				#NAME?

VIABILITY MARGIN

#NAME?

DEVELOPMENT TYPE	
BASE LAND VALUE SCENARIO	
DEVELOPMENT REF & LOCATION	
DEVELOPMENT DETAILS	0 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	879	£ per sqm	£0
Office	B1a		sqm	1298	£ per sqm	£0
Food Retail	A1		sqm	2064	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1675	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0

Development Value

Development Costs

Land	Plot Ratio	Value			
Industrial	200%	0	sqm	#NAME?	£ per sqm
Office	200%	0	sqm	#NAME?	£ per sqm
Food Retail	300%	0	sqm	#NAME?	£ per sqm
Other Retail	150%	0	sqm	#NAME?	£ per sqm
Residential Inst	150%	0	sqm	#NAME?	£ per sqm
Hotels	200%	0	sqm	#NAME?	£ per sqm
Community	150%	0	sqm	#NAME?	£ per sqm
Leisure	300%	0	sqm	#NAME?	£ per sqm
Agricultural	200%	0	sqm	#NAME?	£ per sqm
Car Showroom	200%	0	sqm	#NAME?	£ per sqm
Car Repairs	200%	0	sqm	#NAME?	£ per sqm

Construction

	Gross/Net			Stamp Duty	#NAME?	#NAME?
Industrial	1.0	0	sqm	536	£ per sqm	£0
Office	1.2	0	sqm	1701.8	£ per sqm	£0
Food Retail	1.0	0	sqm	1031.8	£ per sqm	£0
Other Retail	1.0	0	sqm	589.6	£ per sqm	£0
Residential Inst	1.2	0	sqm	1393.6	£ per sqm	£0
Hotels	1.2	0	sqm	2090.4	£ per sqm	£0
Community	1.0	0	sqm	2170.8	£ per sqm	£0
Leisure	1.0	0	sqm	1983.2	£ per sqm	£0
Agricultural	1.0	0	sqm	562.8	£ per sqm	£0
Car Showroom	1.0	0	sqm	1072	£ per sqm	£0
Car Repairs	1.0	0	sqm	589.6	£ per sqm	£0

Abnormal Costs		0	£ sqm	£0		
Professional Fees @		8.0%	Build Cost	£0		
Legal Fees		0.5%	GDV	£0		
Statutory Fees		0.6%	Build Cost	£0		
Sales/Marketing Costs		2.0%	GDV	£0		
Contingencies		5.0%	Build Cost	£0		
Planning Obligations		0	£	£0		
CIL				£0		
Interest @	6.0%	12	Month Build	3	Mth Sale Void	#NAME?
Arrangement Fee	1.0%		Cost			#NAME?
Development Profit		17.5%	of GDV			£0

Total Cost

#NAME?

VIABILITY MARGIN

#NAME?

DEVELOPMENT TYPE	Industrial
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT REF & LOCATION	So/E/2 East of Crew Lane
DEVELOPMENT DETAILS	6,750 Sqm Total Floorspace

Development Value

Development Type	Code	Area (sqm)	Rate (£ per sqm)	Value (£)
Industrial	B1b B1c B2 B8	6750	700	£4,725,000
Office	B1a	0	0	£0
Food Retail	A1	1540	0	£0
Other Retail	A 1 A2 A3 A4 A5	1250	0	£0
Residential Inst	C2	0	0	£0
Hotels	C3	0	0	£0
Community	D1	0	0	£0
Leisure	D2	0	0	£0
Agricultural		0	0	£0
Sui Generis	Car Showroom	0	0	£0
Sui Generis	Car Repairs	0	0	£0

Development Value

£4,725,000

Development Costs

Land	Plot Ratio	Value	Rate (£ per sqm)	Value (£)
Industrial	200%	13500	21.3	£287,550
Office	200%	0	0.6	£0
Food Retail	300%	0	132.6	£0
Other Retail	150%	0	13.5	£0
Residential Inst	150%	0	0.6	£0
Hotels	200%	0	0.6	£0
Community	150%	0	0.6	£0
Leisure	300%	0	0.6	£0
Agricultural	200%	0	1.5	£0
Car Showroom	200%	0	0.6	£0
Car Repairs	200%	0	0.6	£0

Construction

Stamp Duty

3.0%

£8,627

Construction	Gross/Net		Stamp Duty (£ per sqm)	CIL Rate	Value (£)
	Ratio	Area (sqm)			
Industrial	1.0	6750	400	5	£2,700,000
Office	1.2	0	1270		£0
Food Retail	1.0	0	770	125	£0
Other Retail	1.0	0	440	125	£0
Residential Inst	1.2	0	1040		£0
Hotels	1.2	0	1560		£0
Community	1.0	0	1620		£0
Leisure	1.0	0	1480		£0
Agricultural	1.0	0	420		£0
Car Showroom	1.0	0	800		£0
Car Repairs	1.0	0	440		£0

Abnormal Costs	0	£ sqm	£27,000
Professional Fees @	8.0%	Build Cost	£216,000
Legal Fees	0.5%	GDV	£23,625
Statutory Fees	0.6%	Build Cost	£16,200
Sales/Marketing Costs	2.0%	GDV	£94,500
Contingencies	5.0%	Build Cost	£135,000
Planning Obligations	0	£	£0
CIL			£33,750
Interest @	6.0%	12 Month Build	£132,834
Arrangement Fee	1.0%	Cost	£35,423
Development Profit	17.5%	of GDV	£826,875

Total Cost

£4,537,383

VIABILITY MARGIN

£187,617

DEVELOPMENT TYPE	Industrial
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT REF & LOCATION	So/E/3 South of Crew Lane
DEVELOPMENT DETAILS	5,450 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8	5450	sqm	700	£ per sqm	£3,815,000
Office	B1a		sqm	0	£ per sqm	£0
Food Retail	A1		sqm	1540	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1250	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0

Development Value

£3,815,000

Development Costs

Land	Plot Ratio	Value				
Industrial	200%	10900	sqm	21.3	£ per sqm	£232,170
Office	200%	0	sqm	0.6	£ per sqm	£0
Food Retail	300%	0	sqm	132.6	£ per sqm	£0
Other Retail	150%	0	sqm	13.5	£ per sqm	£0
Residential Inst	150%	0	sqm	0.6	£ per sqm	£0
Hotels	200%	0	sqm	0.6	£ per sqm	£0
Community	150%	0	sqm	0.6	£ per sqm	£0
Leisure	300%	0	sqm	0.6	£ per sqm	£0
Agricultural	200%	0	sqm	1.5	£ per sqm	£0
Car Showroom	200%	0	sqm	0.6	£ per sqm	£0
Car Repairs	200%	0	sqm	0.6	£ per sqm	£0

Construction

Stamp Duty

1.0%

£2,322

	Gross/Net					CIL Rate	
Industrial	1.0	5450	sqm	400	£ per sqm	5	£2,180,000
Office	1.2	0	sqm	1270	£ per sqm	0	£0
Food Retail	1.0	0	sqm	770	£ per sqm	125	£0
Other Retail	1.0	0	sqm	440	£ per sqm	125	£0
Residential Inst	1.2	0	sqm	1040	£ per sqm	0	£0
Hotels	1.2	0	sqm	1560	£ per sqm	0	£0
Community	1.0	0	sqm	1620	£ per sqm	0	£0
Leisure	1.0	0	sqm	1480	£ per sqm	0	£0
Agricultural	1.0	0	sqm	420	£ per sqm	0	£0
Car Showroom	1.0	0	sqm	800	£ per sqm	0	£0
Car Repairs	1.0	0	sqm	440	£ per sqm	0	£0

Abnormal Costs		£ sqm		£21,800		
Professional Fees @	8.0%	Build Cost		£174,400		
Legal Fees	0.5%	GDV		£19,075		
Statutory Fees	0.6%	Build Cost		£13,080		
Sales/Marketing Costs	2.0%	GDV		£76,300		
Contingencies	5.0%	Build Cost		£109,000		
Planning Obligations	0	£		£0		
CIL				£27,250		
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£107,077
Arrangement Fee	1.0%	Cost		£28,554		
Development Profit		17.5%	of GDV	£667,625		

Total Cost

£3,658,653

VIABILITY MARGIN

£156,347

DEVELOPMENT TYPE	Industrial
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT REF & LOCATION	So/E/2 East of Crew Lane
DEVELOPMENT DETAILS	6,800 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8	6800	sqm	833	£ per sqm	£5,664,400
Office	B1a		sqm	0	£ per sqm	£0
Food Retail	A1		sqm	1833	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1488	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0
Development Value						£5,664,400

Development Costs

Land	Plot Ratio	Value				
Industrial	200%	13600	sqm	25.3	£ per sqm	£344,719
Office	200%	0	sqm	0.7	£ per sqm	£0
Food Retail	300%	0	sqm	157.8	£ per sqm	£0
Other Retail	150%	0	sqm	16.1	£ per sqm	£0
Residential Inst	150%	0	sqm	0.7	£ per sqm	£0
Hotels	200%	0	sqm	0.7	£ per sqm	£0
Community	150%	0	sqm	0.7	£ per sqm	£0
Leisure	300%	0	sqm	0.7	£ per sqm	£0
Agricultural	200%	0	sqm	1.8	£ per sqm	£0
Car Showroom	200%	0	sqm	0.7	£ per sqm	£0
Car Repairs	200%	0	sqm	0.7	£ per sqm	£0

Construction

	Gross/Net			Stamp Duty	CIL Rate	
Industrial	1.0	6800	sqm	476	5.95	£3,236,800
Office	1.2	0	sqm	1511.3	0	£0
Food Retail	1.0	0	sqm	916.3	148.75	£0
Other Retail	1.0	0	sqm	523.6	148.75	£0
Residential Inst	1.2	0	sqm	1237.6	0	£0
Hotels	1.2	0	sqm	1856.4	0	£0
Community	1.0	0	sqm	1927.8	0	£0
Leisure	1.0	0	sqm	1761.2	0	£0
Agricultural	1.0	0	sqm	499.8	0	£0
Car Showroom	1.0	0	sqm	952	0	£0
Car Repairs	1.0	0	sqm	523.6	0	£0

Abnormal Costs		0	£ sqm			
Professional Fees @		8.0%	Build Cost		£258,944	
Legal Fees		0.5%	GDV		£28,322	
Statutory Fees		0.6%	Build Cost		£19,421	
Sales/Marketing Costs		2.0%	GDV		£113,288	
Contingencies		5.0%	Build Cost		£161,840	
Planning Obligations		0	£		£0	
CIL					£40,460	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£158,030
Arrangement Fee	1.0%		Cost		£42,141	
Development Profit		17.5%	of GDV		£991,270	
Total Cost					£5,405,577	

VIABILITY MARGIN

£258,823

DEVELOPMENT TYPE	Industrial
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT REF & LOCATION	So/E/3 South of Crew Lane
DEVELOPMENT DETAILS	5,450 Sqm Total Floorspace

Development Value

Development Type	Code	Area (sqm)	Rate (£ per sqm)	Value (£)
Industrial	B1b B1c B2 B8	5450	833	£4,539,850
Office	B1a	0	0	£0
Food Retail	A1	1833	0	£0
Other Retail	A 1 A2 A3 A4 A5	1488	0	£0
Residential Inst	C2	0	0	£0
Hotels	C3	0	0	£0
Community	D1	0	0	£0
Leisure	D2	0	0	£0
Agricultural		0	0	£0
Sui Generis	Car Showroom	0	0	£0
Sui Generis	Car Repairs	0	0	£0

Development Value

£4,539,850

Development Costs

Land	Plot Ratio	Area (sqm)	Value (£ per sqm)	Total Value (£)
Industrial	200%	10900	25.3	£276,282
Office	200%	0	0.7	£0
Food Retail	300%	0	157.8	£0
Other Retail	150%	0	16.1	£0
Residential Inst	150%	0	0.7	£0
Hotels	200%	0	0.7	£0
Community	150%	0	0.7	£0
Leisure	300%	0	0.7	£0
Agricultural	200%	0	1.8	£0
Car Showroom	200%	0	0.7	£0
Car Repairs	200%	0	0.7	£0

Construction

Stamp Duty

3.0%

£8,288

Construction	Gross/Net		Stamp Duty (£ per sqm)	CIL Rate	Total (£)
	Ratio	Area (sqm)			
Industrial	1.0	5450	476	5.95	£2,594,200
Office	1.2	0	1511.3	0	£0
Food Retail	1.0	0	916.3	148.75	£0
Other Retail	1.0	0	523.6	148.75	£0
Residential Inst	1.2	0	1237.6	0	£0
Hotels	1.2	0	1856.4	0	£0
Community	1.0	0	1927.8	0	£0
Leisure	1.0	0	1761.2	0	£0
Agricultural	1.0	0	499.8	0	£0
Car Showroom	1.0	0	952	0	£0
Car Repairs	1.0	0	523.6	0	£0

Abnormal Costs	0	£ sqm	
Professional Fees @	8.0%	Build Cost	£207,536
Legal Fees	0.5%	GDV	£22,699
Statutory Fees	0.6%	Build Cost	£15,565
Sales/Marketing Costs	2.0%	GDV	£90,797
Contingencies	5.0%	Build Cost	£129,710
Planning Obligations	0	£	£0
CIL			£32,428
Interest @	6.0%	12 Month Build	3 Mth Sale Void
Arrangement Fee	1.0%	Cost	£126,656
Development Profit	17.5%	of GDV	£33,775
			£794,474

Total Cost

£4,332,411

VIABILITY MARGIN

£207,439

DEVELOPMENT TYPE	
BASE LAND VALUE SCENARIO	
DEVELOPMENT REF & LOCATION	
DEVELOPMENT DETAILS	0 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	938	£ per sqm	£0
Office	B1a		sqm	0	£ per sqm	£0
Food Retail	A1		sqm	2064	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1675	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0
Development Value						£0

Development Costs

Land	Plot Ratio			Value		
Industrial	200%	0	sqm	28.5	£ per sqm	£0
Office	200%	0	sqm	0.8	£ per sqm	£0
Food Retail	300%	0	sqm	177.7	£ per sqm	£0
Other Retail	150%	0	sqm	18.1	£ per sqm	£0
Residential Inst	150%	0	sqm	0.8	£ per sqm	£0
Hotels	200%	0	sqm	0.8	£ per sqm	£0
Community	150%	0	sqm	0.8	£ per sqm	£0
Leisure	300%	0	sqm	0.8	£ per sqm	£0
Agricultural	200%	0	sqm	2.0	£ per sqm	£0
Car Showroom	200%	0	sqm	0.8	£ per sqm	£0
Car Repairs	200%	0	sqm	0.8	£ per sqm	£0

Construction

	Gross/Net			Stamp Duty		1.0%
						CIL Rate
Industrial	1.0	0	sqm	536	£ per sqm	6.7
Office	1.2	0	sqm	1701.8	£ per sqm	0
Food Retail	1.0	0	sqm	1031.8	£ per sqm	167.5
Other Retail	1.0	0	sqm	589.6	£ per sqm	167.5
Residential Inst	1.2	0	sqm	1393.6	£ per sqm	0
Hotels	1.2	0	sqm	2090.4	£ per sqm	0
Community	1.0	0	sqm	2170.8	£ per sqm	0
Leisure	1.0	0	sqm	1983.2	£ per sqm	0
Agricultural	1.0	0	sqm	562.8	£ per sqm	0
Car Showroom	1.0	0	sqm	1072	£ per sqm	0
Car Repairs	1.0	0	sqm	589.6	£ per sqm	0

Abnormal Costs		0	£ sqm		
Professional Fees @		8.0%	Build Cost		£0
Legal Fees		0.5%	GDV		£0
Statutory Fees		0.6%	Build Cost		£0
Sales/Marketing Costs		2.0%	GDV		£0
Contingencies		5.0%	Build Cost		£0
Planning Obligations		0	£		£0
CIL					£0
Interest @	6.0%	12	Month Build	3	Month Sale Void
Arrangement Fee	1.0%	Cost			£0
Development Profit		17.5%	of GDV		£0
Total Cost					£0

VIABILITY MARGIN

£0

DEVELOPMENT TYPE	
BASE LAND VALUE SCENARIO	
DEVELOPMENT REF & LOCATION	
DEVELOPMENT DETAILS	0 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	938	£ per sqm	£0
Office	B1a		sqm	0	£ per sqm	£0
Food Retail	A1		sqm	2064	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1675	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0
Development Value						£0

Development Costs

Land	Plot Ratio		Value		
Industrial	200%	0	sqm	#NAME?	£ per sqm
Office	200%	0	sqm	#NAME?	£ per sqm
Food Retail	300%	0	sqm	#NAME?	£ per sqm
Other Retail	150%	0	sqm	#NAME?	£ per sqm
Residential Inst	150%	0	sqm	#NAME?	£ per sqm
Hotels	200%	0	sqm	#NAME?	£ per sqm
Community	150%	0	sqm	#NAME?	£ per sqm
Leisure	300%	0	sqm	#NAME?	£ per sqm
Agricultural	200%	0	sqm	#NAME?	£ per sqm
Car Showroom	200%	0	sqm	#NAME?	£ per sqm
Car Repairs	200%	0	sqm	#NAME?	£ per sqm

Construction

	Gross/Net			Stamp Duty	#NAME?	#NAME?
Industrial	1.0	0	sqm	536	£ per sqm	6.7
Office	1.2	0	sqm	1701.8	£ per sqm	0
Food Retail	1.0	0	sqm	1031.8	£ per sqm	167.5
Other Retail	1.0	0	sqm	589.6	£ per sqm	167.5
Residential Inst	1.2	0	sqm	1393.6	£ per sqm	0
Hotels	1.2	0	sqm	2090.4	£ per sqm	0
Community	1.0	0	sqm	2170.8	£ per sqm	0
Leisure	1.0	0	sqm	1983.2	£ per sqm	0
Agricultural	1.0	0	sqm	562.8	£ per sqm	0
Car Showroom	1.0	0	sqm	1072	£ per sqm	0
Car Repairs	1.0	0	sqm	589.6	£ per sqm	0

Abnormal Costs		0	£ sqm		
Professional Fees @		8.0%	Build Cost		£0
Legal Fees		0.5%	GDV		£0
Statutory Fees		0.6%	Build Cost		£0
Sales/Marketing Costs		2.0%	GDV		£0
Contingencies		5.0%	Build Cost		£0
Planning Obligations		0	£		£0
CIL					£0
Interest @	6.0%	12	Month Build	3	Mth Sale Void
Arrangement Fee	1.0%		Cost		#NAME?
Development Profit		17.5%	of GDV		#NAME?
Total Cost					#NAME?

VIABILITY MARGIN

#NAME?

DEVELOPMENT TYPE	
BASE LAND VALUE SCENARIO	
DEVELOPMENT REF & LOCATION	
DEVELOPMENT DETAILS	0 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	938	£ per sqm	£0
Office	B1a		sqm	0	£ per sqm	£0
Food Retail	A1		sqm	2064	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1675	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0

Development Value

Development Costs

Land	Plot Ratio		Value		
Industrial	200%	0	sqm	#NAME?	£ per sqm
Office	200%	0	sqm	#NAME?	£ per sqm
Food Retail	300%	0	sqm	#NAME?	£ per sqm
Other Retail	150%	0	sqm	#NAME?	£ per sqm
Residential Inst	150%	0	sqm	#NAME?	£ per sqm
Hotels	200%	0	sqm	#NAME?	£ per sqm
Community	150%	0	sqm	#NAME?	£ per sqm
Leisure	300%	0	sqm	#NAME?	£ per sqm
Agricultural	200%	0	sqm	#NAME?	£ per sqm
Car Showroom	200%	0	sqm	#NAME?	£ per sqm
Car Repairs	200%	0	sqm	#NAME?	£ per sqm

Construction

	Gross/Net			Stamp Duty	CIL Rate	#NAME?
Industrial	1.0	0	sqm	536	£ per sqm	£0
Office	1.2	0	sqm	1701.8	£ per sqm	£0
Food Retail	1.0	0	sqm	1031.8	£ per sqm	£0
Other Retail	1.0	0	sqm	589.6	£ per sqm	£0
Residential Inst	1.2	0	sqm	1393.6	£ per sqm	£0
Hotels	1.2	0	sqm	2090.4	£ per sqm	£0
Community	1.0	0	sqm	2170.8	£ per sqm	£0
Leisure	1.0	0	sqm	1983.2	£ per sqm	£0
Agricultural	1.0	0	sqm	562.8	£ per sqm	£0
Car Showroom	1.0	0	sqm	1072	£ per sqm	£0
Car Repairs	1.0	0	sqm	589.6	£ per sqm	£0

Abnormal Costs		0	£ sqm	£0		
Professional Fees @		8.0%	Build Cost	£0		
Legal Fees		0.5%	GDV	£0		
Statutory Fees		0.6%	Build Cost	£0		
Sales/Marketing Costs		2.0%	GDV	£0		
Contingencies		5.0%	Build Cost	£0		
Planning Obligations		0	£	£0		
CIL				£0		
Interest @	6.0%	12	Month Build	3	Mth Sale Void	#NAME?
Arrangement Fee	1.0%	Cost			#NAME?	
Development Profit		17.5%	of GDV		£0	
Total Cost					#NAME?	

VIABILITY MARGIN

#NAME?

Assumptions

Mansfield Fringe

Sales Values Sqm

Industrial	B1b B1c B2 B8	646
Office	B1a	
Food Retail	A1	
Other Retail	A 1 A2 A3 A4 A5	
Residential Inst	C2	
Hotels	C3	
Community	D1	
Leisure	D2	
Agricultural		
Sui Generis	Car Shorwoom	
Sui Generis	Car Repairs	

Construction Costs Sqm

Industrial	400	
Office	1270	
Food Retail	770	
Other Retail	440	
Residential Inst	1040	
Hotels	1560	
Community	1620	
Leisure	1480	
Agricultural	420	
Sui Generis	Car Shorwoom	800
Sui Generis	Car Repairs	440

Land Values per Sqm

	Greenfield	Brownfield	Recycled	Uplift
Industrial	13.9	22.2	22.2	60%
Office	0.6	8.9		
Food Retail	0.6	8.9		
Other Retail	0.6	8.9		
Residential Inst	0.6	8.9		
Hotels	0.6	8.9		
Community	0.6	8.9		
Leisure	0.6	8.9		
Agricultural	1.5	9.8	1.5	
Sui Generis	Car Shorwoom	0.6	8.9	
Sui Generis	Car Repairs	0.6	8.9	

Development Sample Unit Size & Land Plot Ratio

	Unit Size	Sqr Plot Ratio %	Gross:Net	Sample Development
Industrial	1000	200%	1	Factory Unit
Office	2000	200%	1.2	Office Building
Food Retail	3000	300%	1	Supermarket
General Retail	300	150%	1	Roadside Retail Unit
Residential Inst	4000	150%	1.2	Nursing Home
Hotels	3000	200%	1.2	Mid Range Hotel
Community	200	150%	1	Community Centre
Leisure	2500	300%	1	Bowling Alley
Agricultural	500	200%	1	Farm Store
Sui Generis	Car Shorwoom	200%	1	
Sui Generis	Car Repairs	200%	1	

Fees & Rates

Abnormal Costs		£ sqm	
Professional Fees @	8.0%	Build Cost	
Legal Fees	0.5%	GDV	
Statutory Fees	0.6%	Build Cost	
Sales/Marketing Costs	2.0%	GDV	
Contingencies	5.0%	Build Cost	
Planning Obligations		£	
CIL		£ sqm	
Interest @	6.0%	12 Month Build	3 Mth Sale Void
Arrangement Fee	1.0%	Cost	
Development Profit	17.5%	of GDV	

5-10 YEAR ASSUMPTIONS

Value Factor	1.19
Costs Factor	1.19

Sales Values Sqm

Industrial	B1b B1c B2 B8	769
Office	B1a	0
Food Retail	A1	0
Other Retail	A 1 A2 A3 A4 A5	0
Residential Inst	C2	0
Hotels	C3	0
Community	D1	0
Leisure	D2	0
Agricultural		0
Sui Generis	Car Showroom	0
Sui Generis	Car Repairs	0

Construction Costs Sqm

Industrial	476
Office	1511
Food Retail	916
Other Retail	524
Residential Inst	1238
Hotels	1856
Community	1928
Leisure	1761
Agricultural	500
Sui Generis	Car Showroom 952
Sui Generis	Car Repairs 524

Land Values per Sqm

	Greenfield	Brownfield	Recycled
Industrial	16.6	26.4	26.4
Office	0.7	10.6	0.0
Food Retail	0.7	10.6	0.0
Other Retail	0.7	10.6	0.0
Residential Inst	0.7	10.6	0.0
Hotels	0.7	10.6	0.0
Community	0.7	10.6	0.0
Leisure	0.7	10.6	0.0
Agricultural	1.8	11.6	1.8
Sui Generis	Car Showroom 0.7	10.6	0.0
Sui Generis	Car Repairs 0.7	10.6	0.0

10-15 YEAR ASSUMPTIONS

Value Factor	1.34
Costs Factor	1.34

Sales Values Sqm

Industrial	B1b B1c B2 B8	866
Office	B1a	0
Food Retail	A1	0
Other Retail	A 1 A2 A3 A4 A5	0
Residential Inst	C2	0
Hotels	C3	0
Community	D1	0
Leisure	D2	0
Agricultural		0
Sui Generis	Car Showroom	0
Sui Generis	Car Repairs	0

Construction Costs Sqm

Industrial	536
Office	1702
Food Retail	1032
Other Retail	590
Residential Inst	1394
Hotels	2090
Community	2171
Leisure	1983
Agricultural	563
Sui Generis	Car Showroom 1072
Sui Generis	Car Repairs 590

Land Values per Sqm

	Greenfield	Brownfield	Recycled
Industrial	18.7	29.7	29.7
Office	0.8	11.9	0.0
Food Retail	0.8	11.9	0.0
Other Retail	0.8	11.9	0.0
Residential Inst	0.8	11.9	0.0
Hotels	0.8	11.9	0.0
Community	0.8	11.9	0.0
Leisure	0.8	11.9	0.0
Agricultural	2.0	13.1	2.0
Sui Generis	Car Showroom 0.8	11.9	0.0
Sui Generis	Car Repairs 0.8	11.9	0.0

Assumptions

Newark & Rural South

Sales Values Sqm

Industrial	B1b B1c B2 B8	700
Office	B1a	
Food Retail	A1	1540
Other Retail	A 1 A2 A3 A4 A5	1250
Residential Inst	C2	
Hotels	C3	
Community	D1	
Leisure	D2	
Agricultural		
Sui Generis	Car Showroom	
Sui Generis	Car Repairs	

Construction Costs Sqm

Industrial	400
Office	1270
Food Retail	770
Other Retail	440
Residential Inst	1040
Hotels	1560
Community	1620
Leisure	1480
Agricultural	420
Sui Generis	Car Showroom 800
Sui Generis	Car Repairs 440

Land Values per Sqm

	Greenfield	Brownfield	Recycled	Uplift
Industrial	24.3	39.5	39.5	60%
Office	0.6	15.8		
Food Retail	132.6	147.8	220.0	
Other Retail	13.5	28.7	21.5	
Residential Inst	0.6	15.8		
Hotels	0.6	15.8		
Community	0.6	15.8		
Leisure	0.6	15.8		
Agricultural	1.5	16.7	1.5	
Sui Generis	Car Showroom 0.6	15.8		
Sui Generis	Car Repairs 0.6	15.8		

Development Sample Unit Size & Land Plot Ratio

	Unit Size	Sqr Plot Ratio %	Gross:Net	Sample Development
Industrial		200%	1	Factory Unit
Office		200%	1.2	Office Building
Food Retail		300%	1	Supermarket
General Retail		150%	1	Roadside Retail Unit
Residential Inst		150%	1.2	Nursing Home
Hotels		200%	1.2	Mid Range Hotel
Community		150%	1	Community Centre
Leisure		300%	1	Bowling Alley
Agricultural		200%	1	Farm Store
Sui Generis	Car Showroom	200%	1	
Sui Generis	Car Repairs	200%	1	

Fees & Rates

Abnormal Costs		£ sqm	
Professional Fees @	8.0%	Build Cost	
Legal Fees	0.5%	GDV	
Statutory Fees	0.6%	Build Cost	
Sales/Marketing Costs	2.0%	GDV	
Contingencies	5.0%	Build Cost	
Planning Obligations		£	
CIL		£ sqm	
Interest @	6.0%	12 Month Build	3 Mth Sale Void
Arrangement Fee	1.0%	Cost	
Development Profit	17.5%	of GDV	

5-10 YEAR ASSUMPTIONS

Value Factor	1.19
Costs Factor	1.19

Sales Values Sqm

Industrial	B1b B1c B2 B8	833
Office	B1a	0
Food Retail	A1	1833
Other Retail	A 1 A2 A3 A4 A5	1488
Residential Inst	C2	0
Hotels	C3	0
Community	D1	0
Leisure	D2	0
Agricultural		0
Sui Generis	Car Showroom	0
Sui Generis	Car Repairs	0

Construction Costs Sqm

Industrial	476
Office	1511
Food Retail	916
Other Retail	524
Residential Inst	1238
Hotels	1856
Community	1928
Leisure	1761
Agricultural	500
Sui Generis	Car Showroom 952
Sui Generis	Car Repairs 524

Land Values per Sqm

	Greenfield	Brownfield	Recycled
Industrial	28.9	47.0	47.0
Office	0.7	18.8	0.0
Food Retail	157.8	175.9	261.8
Other Retail	16.1	34.2	25.6
Residential Inst	0.7	18.8	0.0
Hotels	0.7	18.8	0.0
Community	0.7	18.8	0.0
Leisure	0.7	18.8	0.0
Agricultural	1.8	19.9	1.8
Sui Generis	Car Showroom 0.7	18.8	0.0
Sui Generis	Car Repairs 0.7	18.8	0.0

10-15 YEAR ASSUMPTIONS

Value Factor	1.34
Costs Factor	1.34

Sales Values Sqm

Industrial	B1b B1c B2 B8	938
Office	B1a	0
Food Retail	A1	2064
Other Retail	A 1 A2 A3 A4 A5	1675
Residential Inst	C2	0
Hotels	C3	0
Community	D1	0
Leisure	D2	0
Agricultural		0
Sui Generis	Car Showroom	0
Sui Generis	Car Repairs	0

Construction Costs Sqm

Industrial	536
Office	1702
Food Retail	1032
Other Retail	590
Residential Inst	1394
Hotels	2090
Community	2171
Leisure	1983
Agricultural	563
Sui Generis	Car Showroom 1072
Sui Generis	Car Repairs 590

Land Values per Sqm

	Greenfield	Brownfield	Recycled
Industrial	32.6	52.9	52.9
Office	0.8	21.2	0.0
Food Retail	177.7	198.1	294.8
Other Retail	18.1	38.5	28.8
Residential Inst	0.8	21.2	0.0
Hotels	0.8	21.2	0.0
Community	0.8	21.2	0.0
Leisure	0.8	21.2	0.0
Agricultural	2.0	22.4	2.0
Sui Generis	Car Showroom 0.8	21.2	0.0
Sui Generis	Car Repairs 0.8	21.2	0.0

Assumptions

Newark Growth Point

Sales Values Sqm

Industrial	B1b B1c B2 B8	754
Office	B1a	1346
Food Retail	A1	3000
Other Retail	A 1 A2 A3 A4 A5	1900
Residential Inst	C2	
Hotels	C3	
Community	D1	
Leisure	D2	
Agricultural		
Sui Generis	Car Showroom	
Sui Generis	Car Repairs	

Construction Costs Sqm

Industrial	400
Office	1270
Food Retail	770
Other Retail	440
Residential Inst	1040
Hotels	1560
Community	1620
Leisure	1480
Agricultural	420
Sui Generis	Car Showroom 800
Sui Generis	Car Repairs 440

Land Values per Sqm

	Greenfield	Brownfield	Recycled	Uplift
Industrial	27.3	44.5	44.5	60%
Office	27.3	44.5	44.5	
Food Retail	240.6	257.8	400.0	
Other Retail	75.6	92.8	125.0	
Residential Inst	0.6	17.8		
Hotels	0.6	17.8		
Community	0.6	17.8		
Leisure	0.6	17.8		
Agricultural	1.5	18.7	1.5	
Sui Generis	Car Showroom 0.6	17.8		
Sui Generis	Car Repairs 0.6	17.8		

Development Sample Unit Size & Land Plot Ratio

	Unit Size	Sqr Plot Ratio %	Gross:Net	Sample Development
Industrial		200%	1	Factory Unit
Office		200%	1.2	Office Building
Food Retail		300%	1	Supermarket
General Retail		150%	1	Roadside Retail Unit
Residential Inst		150%	1.2	Nursing Home
Hotels		200%	1.2	Mid Range Hotel
Community		150%	1	Community Centre
Leisure		300%	1	Bowling Alley
Agricultural		200%	1	Farm Store
Sui Generis	Car Showroom	200%	1	
Sui Generis	Car Repairs	200%	1	

Fees & Rates

Abnormal Costs		£ sqm
Professional Fees @	8.0%	Build Cost
Legal Fees	0.5%	GDV
Statutory Fees	0.6%	Build Cost
Sales/Marketing Costs	2.0%	GDV
Contingencies	5.0%	Build Cost
Planning Obligations		£
CIL		£ sqm
Interest @	6.0%	12 Month Build
Arrangement Fee	1.0%	Cost
Development Profit	17.5%	of GDV

5-10 YEAR ASSUMPTIONS

Value Factor	1.19
Costs Factor	1.19

Sales Values Sqm

Industrial	B1b B1c B2 B8	897
Office	B1a	1602
Food Retail	A1	3570
Other Retail	A 1 A2 A3 A4 A5	2261
Residential Inst	C2	0
Hotels	C3	0
Community	D1	0
Leisure	D2	0
Agricultural		0
Sui Generis	Car Showroom	0
Sui Generis	Car Repairs	0

Construction Costs Sqm

Industrial	476
Office	1511
Food Retail	916
Other Retail	524
Residential Inst	1238
Hotels	1856
Community	1928
Leisure	1761
Agricultural	500
Sui Generis	Car Showroom 952
Sui Generis	Car Repairs 524

Land Values per Sqm

	Greenfield	Brownfield	Recycled
Industrial	32.5	53.0	53.0
Office	32.5	53.0	53.0
Food Retail	286.3	306.8	476.0
Other Retail	90.0	110.4	148.8
Residential Inst	0.7	21.2	0.0
Hotels	0.7	21.2	0.0
Community	0.7	21.2	0.0
Leisure	0.7	21.2	0.0
Agricultural	1.8	22.3	1.8
Sui Generis	Car Showroom 0.7	21.2	0.0
Sui Generis	Car Repairs 0.7	21.2	0.0

10-15 YEAR ASSUMPTIONS

Value Factor	1.34
Costs Factor	1.34

Sales Values Sqm

Industrial	B1b B1c B2 B8	1010
Office	B1a	1804
Food Retail	A1	4020
Other Retail	A 1 A2 A3 A4 A5	2546
Residential Inst	C2	0
Hotels	C3	0
Community	D1	0
Leisure	D2	0
Agricultural		0
Sui Generis	Car Showroom	0
Sui Generis	Car Repairs	0

Construction Costs Sqm

Industrial	536
Office	1702
Food Retail	1032
Other Retail	590
Residential Inst	1394
Hotels	2090
Community	2171
Leisure	1983
Agricultural	563
Sui Generis	Car Showroom 1072
Sui Generis	Car Repairs 590

Land Values per Sqm

	Greenfield	Brownfield	Recycled
Industrial	36.6	59.6	59.6
Office	36.6	59.6	59.6
Food Retail	322.4	345.5	536.0
Other Retail	101.3	124.4	167.5
Residential Inst	0.8	23.9	0.0
Hotels	0.8	23.9	0.0
Community	0.8	23.9	0.0
Leisure	0.8	23.9	0.0
Agricultural	2.0	25.1	2.0
Sui Generis	Car Showroom 0.8	23.9	0.0
Sui Generis	Car Repairs 0.8	23.9	0.0

Assumptions

Sherwood

Sales Values Sqm

Industrial	B1b B1c B2 B8	656
Office	B1a	969
Food Retail	A1	1540
Other Retail	A 1 A2 A3 A4 A5	1250
Residential Inst	C2	
Hotels	C3	
Community	D1	
Leisure	D2	
Agricultural		
Sui Generis	Car Showroom	
Sui Generis	Car Repairs	

Construction Costs Sqm

Industrial	400
Office	1270
Food Retail	770
Other Retail	440
Residential Inst	1040
Hotels	1560
Community	1620
Leisure	1480
Agricultural	420
Sui Generis	Car Showroom 800
Sui Generis	Car Repairs 440

Land Values per Sqm

	Greenfield	Brownfield	Recycled	Uplift
Industrial	13.9	22.2	22.2	60%
Office	12.5	20.8	19.8	
Food Retail	132.6	140.9	220.0	
Other Retail	13.5	21.8	21.5	
Residential Inst	0.6	8.9		
Hotels	0.6	8.9		
Community	0.6	8.9		
Leisure	0.6	8.9		
Agricultural	1.5	9.8	1.5	
Sui Generis	Car Showroom 0.6	8.9		
Sui Generis	Car Repairs 0.6	8.9		

Development Sample Unit Size & Land Plot Ratio

	Unit Size	Sqr Plot Ratio %	Gross:Net	Sample Development
Industrial		200%	1	Factory Unit
Office		200%	1.2	Office Building
Food Retail		300%	1	Supermarket
General Retail		150%	1	Roadside Retail Unit
Residential Inst		150%	1.2	Nursing Home
Hotels		200%	1.2	Mid Range Hotel
Community		150%	1	Community Centre
Leisure		300%	1	Bowling Alley
Agricultural		200%	1	Farm Store
Sui Generis	Car Showroom	200%	1	
Sui Generis	Car Repairs	200%	1	

Fees & Rates

Abnormal Costs		£ sqm
Professional Fees @	8.0%	Build Cost
Legal Fees	0.5%	GDV
Statutory Fees	0.6%	Build Cost
Sales/Marketing Costs	2.0%	GDV
Contingencies	5.0%	Build Cost
Planning Obligations		£
CIL		£ sqm
Interest @	6.0%	12 Month Build
Arrangement Fee	1.0%	Cost
Development Profit	17.5%	of GDV

3 Mth Sale Void

5-10 YEAR ASSUMPTIONS

Value Factor	1.19
Costs Factor	1.19

Sales Values Sqm

Industrial	B1b B1c B2 B8	781
Office	B1a	1153
Food Retail	A1	1833
Other Retail	A 1 A2 A3 A4 A5	1488
Residential Inst	C2	0
Hotels	C3	0
Community	D1	0
Leisure	D2	0
Agricultural		0
Sui Generis	Car Showroom	0
Sui Generis	Car Repairs	0

Construction Costs Sqm

Industrial	476
Office	1511
Food Retail	916
Other Retail	524
Residential Inst	1238
Hotels	1856
Community	1928
Leisure	1761
Agricultural	500
Sui Generis	Car Showroom 952
Sui Generis	Car Repairs 524

Land Values per Sqm

	Greenfield	Brownfield	Recycled
Industrial	16.6	26.4	26.4
Office	14.9	24.7	23.6
Food Retail	157.8	167.6	261.8
Other Retail	16.1	25.9	25.6
Residential Inst	0.7	10.6	0.0
Hotels	0.7	10.6	0.0
Community	0.7	10.6	0.0
Leisure	0.7	10.6	0.0
Agricultural	1.8	11.6	1.8
Sui Generis	Car Showroom 0.7	10.6	0.0
Sui Generis	Car Repairs 0.7	10.6	0.0

10-15 YEAR ASSUMPTIONS

Value Factor	1.34
Costs Factor	1.34

Sales Values Sqm

Industrial	B1b B1c B2 B8	879
Office	B1a	1298
Food Retail	A1	2064
Other Retail	A 1 A2 A3 A4 A5	1675
Residential Inst	C2	0
Hotels	C3	0
Community	D1	0
Leisure	D2	0
Agricultural		0
Sui Generis	Car Showroom	0
Sui Generis	Car Repairs	0

Construction Costs Sqm

Industrial	536
Office	1702
Food Retail	1032
Other Retail	590
Residential Inst	1394
Hotels	2090
Community	2171
Leisure	1983
Agricultural	563
Sui Generis	Car Showroom 1072
Sui Generis	Car Repairs 590

Land Values per Sqm

	Greenfield	Brownfield	Recycled
Industrial	18.7	29.7	29.7
Office	16.7	27.8	26.5
Food Retail	177.7	188.8	294.8
Other Retail	18.1	29.2	28.8
Residential Inst	0.8	11.9	0.0
Hotels	0.8	11.9	0.0
Community	0.8	11.9	0.0
Leisure	0.8	11.9	0.0
Agricultural	2.0	13.1	2.0
Sui Generis	Car Showroom 0.8	11.9	0.0
Sui Generis	Car Repairs 0.8	11.9	0.0

Assumptions

Southwell

Sales Values Sqm

Industrial	B1b B1c B2 B8	700
Office	B1a	
Food Retail	A1	1540
Other Retail	A 1 A2 A3 A4 A5	1250
Residential Inst	C2	
Hotels	C3	
Community	D1	
Leisure	D2	
Agricultural		
Sui Generis	Car Showroom	
Sui Generis	Car Repairs	

Construction Costs Sqm

Industrial	400
Office	1270
Food Retail	770
Other Retail	440
Residential Inst	1040
Hotels	1560
Community	1620
Leisure	1480
Agricultural	420
Sui Generis	Car Showroom 800
Sui Generis	Car Repairs 440

Land Values per Sqm

	Greenfield	Brownfield	Recycled	Uplift
Industrial	21.3	34.5	34.5	60%
Office	0.6	13.8		
Food Retail	132.6	145.8	220.0	
Other Retail	13.5	26.7	21.5	
Residential Inst	0.6	13.8		
Hotels	0.6	13.8		
Community	0.6	13.8		
Leisure	0.6	13.8		
Agricultural	1.5	14.7	1.5	
Sui Generis	Car Showroom 0.6	13.8		
Sui Generis	Car Repairs 0.6	13.8		

Development Sample Unit Size & Land Plot Ratio

	Unit Size	Sqr Plot Ratio %	Gross:Net	Sample Development
Industrial		200%	1	Factory Unit
Office		200%	1.2	Office Building
Food Retail		300%	1	Supermarket
General Retail		150%	1	Roadside Retail Unit
Residential Inst		150%	1.2	Nursing Home
Hotels		200%	1.2	Mid Range Hotel
Community		150%	1	Community Centre
Leisure		300%	1	Bowling Alley
Agricultural		200%	1	Farm Store
Sui Generis	Car Showroom	200%	1	
Sui Generis	Car Repairs	200%	1	

Fees & Rates

Abnormal Costs		£ sqm	
Professional Fees @	8.0%	Build Cost	
Legal Fees	0.5%	GDV	
Statutory Fees	0.6%	Build Cost	
Sales/Marketing Costs	2.0%	GDV	
Contingencies	5.0%	Build Cost	
Planning Obligations		£	
CIL		£ sqm	
Interest @	6.0%	12 Month Build	3 Mth Sale Void
Arrangement Fee	1.0%	Cost	
Development Profit	17.5%	of GDV	

5-10 YEAR ASSUMPTIONS

Value Factor	1.19
Costs Factor	1.19

Sales Values Sqm

Industrial	B1b B1c B2 B8	833
Office	B1a	0
Food Retail	A1	1833
Other Retail	A 1 A2 A3 A4 A5	1488
Residential Inst	C2	0
Hotels	C3	0
Community	D1	0
Leisure	D2	0
Agricultural		0
Sui Generis	Car Showroom	0
Sui Generis	Car Repairs	0

Construction Costs Sqm

Industrial	476
Office	1511
Food Retail	916
Other Retail	524
Residential Inst	1238
Hotels	1856
Community	1928
Leisure	1761
Agricultural	500
Sui Generis	Car Showroom 952
Sui Generis	Car Repairs 524

Land Values per Sqm

	Greenfield	Brownfield	Recycled
Industrial	25.3	41.1	41.1
Office	0.7	16.4	0.0
Food Retail	157.8	173.5	261.8
Other Retail	16.1	31.8	25.6
Residential Inst	0.7	16.4	0.0
Hotels	0.7	16.4	0.0
Community	0.7	16.4	0.0
Leisure	0.7	16.4	0.0
Agricultural	1.8	17.5	1.8
Sui Generis	Car Showroom 0.7	16.4	0.0
Sui Generis	Car Repairs 0.7	16.4	0.0

10-15 YEAR ASSUMPTIONS

Value Factor	1.34
Costs Factor	1.34

Sales Values Sqm

Industrial	B1b B1c B2 B8	938
Office	B1a	0
Food Retail	A1	2064
Other Retail	A 1 A2 A3 A4 A5	1675
Residential Inst	C2	0
Hotels	C3	0
Community	D1	0
Leisure	D2	0
Agricultural		0
Sui Generis	Car Showroom	0
Sui Generis	Car Repairs	0

Construction Costs Sqm

Industrial	536
Office	1702
Food Retail	1032
Other Retail	590
Residential Inst	1394
Hotels	2090
Community	2171
Leisure	1983
Agricultural	563
Sui Generis	Car Showroom 1072
Sui Generis	Car Repairs 590

Land Values per Sqm

	Greenfield	Brownfield	Recycled
Industrial	28.5	46.2	46.2
Office	0.8	18.5	0.0
Food Retail	177.7	195.4	294.8
Other Retail	18.1	35.8	28.8
Residential Inst	0.8	18.5	0.0
Hotels	0.8	18.5	0.0
Community	0.8	18.5	0.0
Leisure	0.8	18.5	0.0
Agricultural	2.0	19.7	2.0
Sui Generis	Car Showroom 0.8	18.5	0.0
Sui Generis	Car Repairs 0.8	18.5	0.0