

Commercial Viability Appraisal

SITE LOCATION		Pleasley Hill Mansfield - Commercial	
NET DEVELOPABLE SITE AREA	10.54	Ha	
DEVELOPMENT SCENARIO	Greenfield		
DEVELOPMENT DETAILS	23123	Sqm Total Floorspace	

DEVELOPMENT VALUE

Total Yield			
Employment	Sales	Area	Sales Value
	23123	Sqm	806.25 £ per Sqm
Restaurant	0.46	Ha	£456,000
Hotel	0.6	Ha	£592,000
Fast Food	0.33	Ha	£480,000
PFS	0.59	Ha	£1,232,500
Care Home	0.93	Ha	£1,265,000
Retail	0.63	Ha	£1,170,000
Nursery	0.2	Ha	£200,000
Gym	0.3	Ha	£225,000
Total Development Value			£24,263,419

DEVELOPMENT COSTS

LAND COSTS		Net Site Area	10.54	Ha
Land costs	£115,763	Per Ha	Total Land Value	
			£1,220,142.02	
		4% SDLT	Stamp Duty Land Tax	£48,805.68
			Total Land Cost	£1,268,947.70

CONSTRUCTION COSTS

Industrial	23123	Sqm	537.5	£ per Sqm	£12,428,613
FEES, FINANCE & ANCILLARY COSTS					
Abnormal Costs	1269575	£	£1,269,575		
Professional Fees	8%	of Construction Costs	£994,289		
Legal Fees	0.50%	of Gross Development Value	£121,317		
Statutory Fees	0.60%	of Construction Costs	£74,572		
Sales/Marketing Costs	2.00%	of Market Unit Value	£485,268		
Contingencies	5%	of Construction Costs	£621,431		
Planning Obligations	709925	£	£709,925		
Interest/Arrangement	922597	£	£922,597		
Development Profit	18%	of Gross Development Value	£4,246,098		
Total Costs					£23,142,632

VIABILITY MARGIN

£1,120,786