

Development Appraisal				Residual Land Valuation					
Feasibility Study				Option X					
Project Name:		Mansfield Bowling Club				£			
Date of Appraisal:		Dec-14 Added 5% SV since June							
1) Sales Values / Revenues		m2	sqft	£/sqft	£/house	No. Units			
4B Town Houses		162.5	1747	1,060	£ 1,851,688	4	£ 7,406,750		
2B Town Houses			0	1,060	£ -		£ -		
3B 6P Flats		100	1075	950	£ 1,021,250	1	£ 1,021,250		
3B 6P Flats		100	1075	237	£ 254,775	0	£ -		
1B 2P Flats		50	538	237	£ 127,388	4	£ 509,550		
Freehold Investment value		(Total ground rent at 16 multiples)					£ -		
Parking sales		(Price per space)					£ -		
Total						9	£ 8,937,550		
2) Future Sales Appreciation									
		Possibly zero depending on assumed number of pre-sales					£ -		
3) Planning Related & Construction Costs									
A) Total Build Cost inc fees		See Construction Appraisal rounded up £'000					£ 4,118,000		
B) Planning Design Fees		Architect				2%	£ 82,360		
C) Planning fees		Application fee				say	£ 10,000		
D) Party Wall/Rights of light/way fees							£ 10,000		
E) Others		Planning, energy, Code, eng, traffic, eco reports, consultn, etc					£ 50,000		
F) Increased costs							£ -		
G) Construction contingency						2%	£ 82,360		
H) Mayor of London CIL						1,200	50	£ 60,000	
I) S.106 Non-construction costs:									
		Transport, cycling, pedestrian, travel plan						£ 50,000	
		Education Excl designated OPDs p/unit				21,500	5	£ 107,500	
		CLT/Open Space Endowment						£ 800,000	
		Specialist catering equipment						£ 25,000	
		Plants and trees Supply only						£ 15,000	
								£ 5,410,220	
4) Finance Costs									
						50% build	Contract	No of yrs.	
						& other costs	period	mnths/12	
A) Construction Period		£ 2,705,110				15	1.25	4.5%	£ 152,162
		Allow TBD% GDV	Contract period + 4 months		Allow for anticipated voids on PC?				
B) Land loan		£ 1,100,000	£ 19	1.583333		4.5%		£ 78,375	
C) Site Acquisition Costs		£ 1,100,000				say	Legal/STLD	5.0%	£ 55,000
		Finance on acquisition							£ 3,919
							Legal fees	S.106	£ 20,000
								COHO & CLT	£ 20,000
								COHO & DEV	£ 20,000
D) Disposal Costs									
		Agents	Letting	10%	(Commercial schemes)				£ -
			Sales	2%					£ -
		Legals	Letting	0.5%	(Commercial schemes)				£ -
			Sales	0.05%					£ 44,688
		Marketing							£ -
		Show flat expenses				(Non recoverable costs)			£ -
E) Total Borrowing funding fees		£ 5,804,364				say		1%	£ 58,044
							Exit fee	1%	£ 58,044
		Bank appraisal costs				(Valuer/surveyor)			£ 25,000

5) Non recoverable VAT					£ 274,322	20%	£ 54,864	
6) Total Project Costs							£ 6,000,316	
7) Developers Risk / profit	Test 10% Reduced marketting thru' ALL PRE-SALES					20%	£ 1,787,510	
						Total	£ 7,787,826	
8) Residual land valuation								
					Gross Development Value		£ 8,937,550	
					Total development costs		£ 7,787,826	
					Residual land value		£ 1,149,724	
Gross Development Value		£ 8,937,550	% GDV					
Build+Planning cost		£ 5,410,220	61%					
Finance, Legal, Marketting		£ 590,096	7%					
Risk/profit		£ 1,787,510	20%					
Land value		£ 1,149,724	13%					