	1: Town Centre Retail - Comparison					
ITEM						
Net Site Area	0.03 Residual value £1,191,340.38	per ha				peterbrett
1.0	Development Value					
1.1	No. of units 1: Town Centre Retail - Comparis 1	Size sq.m 285	Rent 155	Yield 9.00%	Value per unit £490,833	Capital Value £490,833.33
ı				No. of months	Rent free period	Adjusted for rent free £480,372
						4.75%
	Total development value					£457,554
2.0	Development Cost					
2.1	Site Acquisition					l
2.1.1	Site value (residual land value)					£35,740
						£35,740.21
2.2	Build Costs					
2.2.1	No. of units 1: Town Centre Retail - Comparis 1	Size sq.m 300	Cost per sq.m £885			Total Costs £265,500
						£265,500
2.3	Externals					
2.3.1	external works as a percentage of build costs	10.0%				£26,550
2.4	Professional Fees					£26,550
2.4.1	as percentage of build costs & externals	10%				£29,205
						£29,205
2.5	Total construction costs					£321,255
3.0	Contingency					
3.1.1	as a percentage of total construction costs	4%				£12,850.20
						£12,850
	TOTAL DEVELOPMENT COSTS (including land p	payment)				£369,845
4.0	Developers' Profit	Rate				
4.1	as percentage of total development costs	20%				£73,969.08
						£73,969
	TOTAL PROJECT COSTS [EXCLUDING INTERES	ST]				£443,814
	TOTAL INCOME - TOTAL COSTS [EXCLUDING IN	NTEREST]				£13,740
5.00	Finance Costs	APR 7.00%			PCM 0.565%	-£13,740
	TOTAL PROJECT COSTS [INCLUDING INTERES	тј				£457,554
This appraisal has	s been prepared by Peter Brett Associates on behalf of	f Rother District Co	ouncil. The apprais	al has been prepare	ed in line with the RICS	S valuation guidance. The purpose of

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	2: Town Centre Retail - Convenience						
ITEM							
Net Site Area	0.04 Residual value £2,863,210.2					peterb	COLT
1.0	Development Value					petero	ELL
1.0		2	D 4	M-11		On Wal Walne	
1.1	No. of units 2: Town Centre Retail - Convenier 1	Size sq.m 380	Rent 180	Yield 7.5%	Value per unit £912,000	Capital Value £912,000	
				No. of months	Rent free period	Adjusted for rent fre £895,659	ee
						5.75%	
	Total development value					£844,159	
2.0	Development Cost						
2.1	Site Acquisition						
2.1.1	Site value (residual land value)					£127,254	
						£127,254	
2.2	Build Costs	0: m	Orat raway m			Total Conto	
2.2.1	2: Town Centre Retail - Convenier 1	Size sq.m 400	Cost per sq.m £1,100			Total Costs £440,000	
2.3	Externals					£440,000	
2.3.1	external works as a percentage of build costs	10.0%				£44,000	
						£44,000	
2.4	Professional Fees					,	
2.4.1	as percentage of build costs & externals	10%				£48,400	
						£48,400	
2.5	Total construction costs					£532,400	
3.0	Contingency						
3.1.1	as a percentage of total construction costs	4%				£21,296.00	
						£21,296	
	TOTAL DEVELOPMENT COSTS (including land	d payment)				£680,950	
4.0 4.1	Developers' Profit as percentage of total development costs	Rate 20%				£136,189.96	
						£136,190	
	TOTAL PROJECT COSTS [EXCLUDING INTER	EST]				£817,140	
	TOTAL INCOME - TOTAL COSTS [EXCLUDING	INTEREST]				£27,019	
5.00	Finance Costs	APR 7.00%		С	PCM 0.565%	-£27,019	
	TOTAL PROJECT COSTS [INCLUDING INTERE	EST]				£844,159	
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	3: Out of Centre Retail - Comparison					
ITEM	Residual value					
Net Site Area	0.25 £3,438,461.11	per ha				peterbrett
1.0	Development Value				_	
1.1	No. of units 3: Out of Centre Retail - Comparis 1	Size sq.m 950	Rent 165	Yield 7.0%	Value per unit £2,239,286	Capital Value £2,239,286
1.1	3. Out of Gentre Retail - Goripans	930	103	7.070	Rent free period	Adjusted for rent free
				No. of months	3	£2,201,727.49
						5.75%
	Total development value					£2,110,526.79
2.0	Development Cost					
2.1	Site Acquisition					0050 045
2.1.1	Site value (residual land value)					£859,615
2.2	Build Costs					£859,615.28
2.2	No. of units	Size sq.m	Cost per sq.m			Total Costs
2.2.1	3: Out of Centre Retail - Comparis 1	1,000	£620			£620,000
						£620,000
2.3	Externals	10.09/				C62 000
2.3.1	external works as a percentage of build costs	10.0%				£62,000 £62,000
2.4	Professional Fees					202,000
2.4.1	as percentage of build costs & externals	10%				£68,200
						£68,200
2.5	Total construction costs					£750,200
3.0	Contingency					
3.1.1	as a percentage of total construction costs	4%				£30,008.00
						£30,008
	TOTAL DEVELOPMENT COSTS (including land page 1)	ayment)				£1,639,823
4.0	Developers' Profit	Rate				
4.1	as percentage of total development costs	20%				£327,965
						£327,965
	TOTAL PROJECT COSTS [EXCLUDING INTERES	т]				£1,967,788
	TOTAL INCOME - TOTAL COSTS [EXCLUDING IN	TEREST]				£142,739
5.00	Finance Costs	APR 7.00%		[PCM 0.565%	-£107,340
	TOTAL PROJECT COSTS [INCLUDING INTEREST]				£2,075,128

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	4: Out of Centre Retail - Large Convenience						
ITEM							
	Residual valu						
Net Site Area	0.63 £3,333,503.5	per ha				peterb	
						Iberelo	rect
1.0	Development Value						
		0:	D1	V L.I	V-l	On the Live Inc.	
1.1	No. of units 4: Out of Centre Retail - Large Co 1	Size sq.m 2375	Rent £190	Yield 5.5%	Value per unit £8,204,545	Capital Value £8,204,545	
		20.0	2.00	0.070			
				No. of months	Rent free period	Adjusted for rent fro 8,095,458	ee
				NO. OF HIGHLIS	3	0,093,430	
						5.75%	
	Total development value					£7,629,969	
2.0	Development Cost						
2.1	Site Acquisition						
0.4.4	Cita valva (assidual land valva)					CO 000 440	1
2.1.1	Site value (residual land value)					£2,083,440	
						£2,083,440	
2.2	Build Costs						
	No. of units	s Size sq.m	Cost per sq.m			Total Costs	
2.2.1	4: Out of Centre Retail - Large Co 1	2,500	£1,265			£3,162,500	
						00.400.500	
						£3,162,500	
2.3	Externals						
2.3.1	external works as a percentage of build costs	10.0%				£316,250	
						C24C 0F0	
2.4	Professional Fees					£316,250	
2.4	Professional Fees						
2.4.1	as percentage of build costs & externals	10%				£347,875	
						£347,875	
						2011,010	
						22 222 225	
2.5	Total construction costs					£3,826,625	
3.0	Contingency						
		404				0.470.007.00	
3.1.1	as a percentage of total construction costs	4%				£153,065.00	
						£153,065	
	TOTAL DEVELOPMENT COCTS (including loss	d navement)				CC 0C2 420	
4.0	TOTAL DEVELOPMENT COSTS (including land Developers' Profit	a payment)				£6,063,130	
4.0	Developers 1 Tont	Rate					
4.1	as percentage of total development costs	20%				£1,212,626	
						04 040 000	
						£1,212,626	
	TOTAL DDO IECT COSTS IEVOLUDING INTES	ESTI				C7 07E 7E0	
	TOTAL PROJECT COSTS [EXCLUDING INTER	ESIJ				£7,275,756	
	TOTAL INCOME - TOTAL COSTS [EXCLUDING	INTEREST]				£354,213	
5.00	Finance Costs	APR			PCM		
5.00	Findince Costs	7.00%		Г	0.565%	-£354,213	
				L		, , , , , , , , , , , , , , , , , , ,	
	TOTAL PROJECT COSTS [INCLUDING INTERE	ST]				£7,629,969	
Th.:-				-111		00	
the appraisal ha	s been prepared by Peter Brett Associates on behalf inform Rother District Council as to the impact of pla	of Kother District Co anning policy has on	ouncii. The apprais viability at a etrate	ai nas been prepare	ed in line with the RIG	US valuation guidance. Th	e purpose of
	dards January 2014) valuation and should not be re		at a offato	J. 5 G. C. G. 10 1 1 1 1	- applaida io not a		

	5: Out of Centre Retail - Local Convenience						
ITEM							
Net Site Area	0.03 Residual value £2,863,210.21		,			peterbr	rett
1.0	Development Value						
1.1	No. of units 5: Out of Centre Retail - Local Col 1	Size sq.m 238	Rent 180	Yield 7.5%	Value per unit £570,000	Capital Value £570,000	
				No. of months	Rent free period 3	Adjusted for rent fre 559,787	е
	Total development value					£527,599	
2.0	Development Cost					2021,000	
2.1	Site Acquisition						
2.1.1	Site value (residual land value)					£79,534	
						£79,534	
2.2	Build Costs						
2.2.1	5: Out of Centre Retail - Local Coi 1	Size sq.m 250	Cost per sq.m £1,100			Total Costs £275,000	
2.3	Externals					£275,000	
2.3.1	external works as a percentage of build costs	10.0%				£27,500	
						£27,500	
2.4	Professional Fees						
2.4.1	as percentage of build costs & externals	10%				£30,250	
						200,200	
2.5	Total construction costs					£332,750	
3.0	Contingency						
3.1.1	as a percentage of total construction costs	4%				£13,310.00	
						£13,310	
4.0	TOTAL DEVELOPMENT COSTS (including land Developers' Profit	payment)				£425,594	
4.1	as percentage of total development costs	Rate 20%				£85,119	
						£85,119	
	TOTAL PROJECT COSTS [EXCLUDING INTERES	ST]				£510,712	
	TOTAL INCOME - TOTAL COSTS [EXCLUDING I	INTEREST]				£16,887	
5.00	Finance Costs	APR 7.00%		С	PCM 0.565%	-£16,887	
	TOTAL PROJECT COSTS [INCLUDING INTERES	ST]				£527,599	
the appraisal is to	s been prepared by Peter Brett Associates on behalf of inform Rother District Council as to the impact of plan adards January 2014) valuation and should not be relie	anning policy has on					

	6: Office 2/3 storey - District Wide						
ITEM							
Net Site Area	Residual value -£9,745,525.65					peterb	rett
1.0	Development Value						
1.1	No. of units 6: Office 2/3 storey - District Wide 1	Size sq.m 950	Rent 100	Yield 7.5%	Value per unit £1,266,667	Capital Value £1,266,667	I
				No. of months	Rent free period	Adjusted for rent from 1,243,971	ee
						5.75%	
	Total development value					£1,172,443	
2.0	Development Cost						
2.1	Site Acquisition						
2.1.1	Site value (residual land value)					-£649,702	
						-£649,701.71	
2.2	Build Costs						
2.2.1	6: Office 2/3 storey - District Wide No. of units 1	Size sq.m 1,000	Cost per sq.m £1,275			Total Costs £1,275,000	l
2.3	Externals					£1,275,000	
2.3.1	external works as a percentage of build costs	10.0%				£127,500	
						£127,500	
2.4	Professional Fees						
2.4.1	as percentage of build costs & externals	10%				£140,250	
						£140,250	
2.5	Total construction costs					£1,542,750	
3.0	Contingency						
3.1.1	as a percentage of total construction costs	4%				£61,710.00	
						£61,710	
4.0	TOTAL DEVELOPMENT COSTS (including land p Developers' Profit	payment)				£954,758	
4.1	as percentage of total development costs	Rate 20%				£190,952	I
						£190,952	
	TOTAL PROJECT COSTS [EXCLUDING INTERES	ST]				£1,145,710	
	TOTAL INCOME - TOTAL COSTS [EXCLUDING IN					£26,733	
5.00	-				DOM	220,133	
5.00	Finance Costs	APR 7.00%			PCM 0.565%	-£26,733	I
	TOTAL PROJECT COSTS [INCLUDING INTERES	T]				£1,172,443	
the appraisal is to	been prepared by Peter Brett Associates on behalf or inform Rother District Council as to the impact of plan dards January 2014) valuation and should not be relie	ning policy has on					

	7: B2/B8 Industry/Warehousing						
ITEM							
Net Site Area	0.88 Residual value -£579,657.94					peterbr	rett
1.0	Development Value						
1.1	No. of units 7: B2/B8 Industry/Warehousing 1	Size sq.m 3325	Rent £80	Yield 8.8%	Value per unit £3,040,000	Capital Value £3,040,000	
				No. of months	Rent free period	Adjusted for rent fre	Эe
						5.75%	
	Total development value					£2,805,741	
2.0	Development Cost						
2.1	Site Acquisition						ļ
2.1.1	Site value (residual land value)					-£507,201	
						-£507,201	
2.2	Build Costs						
2.2.1	7: B2/B8 Industry/Warehousing 1	Size sq.m 3,500	Cost per sq.m £630			Total Costs £2,205,000	
						£2,205,000	
2.3	Externals						
2.3.1	external works as a percentage of build costs	10.0%				£220,500	
2.4	Professional Fees					£2£0,000	
2.4.1	as percentage of build costs & externals	10%				£242,550	
						£242,550	
2.5	Total construction costs					£2,668,050	
3.0	Contingency						
3.1.1	as a percentage of total construction costs	4%				£106,722.00	
						£106,722	
4.0	TOTAL DEVELOPMENT COSTS (including land Developers' Profit	payment)				£2,267,571	
4.1	as percentage of total development costs	Rate 20%				£453,514	
						£453,514	
	TOTAL PROJECT COSTS [EXCLUDING INTERE	:ST]				£2,721,086	
<u> </u>	TOTAL INCOME - TOTAL COSTS [EXCLUDING I	INTEREST]				£84,656	
5.00	Finance Costs	APR 7.00%		С	PCM 0.565%	-£84,656	
	TOTAL PROJECT COSTS [INCLUDING INTERES	ST]				£2,805,741	
the appraisal is to	s been prepared by Peter Brett Associates on behalf on inform Rother District Council as to the impact of plantards January 2014) valuation and should not be relie	anning policy has on					

	8: Hotels - (District Wide)							
ITEM								
Net Site Area	0.12	-£750,131.44						
NGI OILO AI GA	0.12	2100,1011	pci iid				peterbr	off
1.0	Development Value						DCCCI OI	CCC
1.0	Development value							
1.1	8: Hotels - (District Wide)	No. of units 1	Size sq.m 903	Rent £145	Yield 6.0%	Value per unit £2,181,042	Capital Value £2,181,042	1
	,		-	·-			<u>-</u>	
					No. of months	Rent free period 3	Adjusted for rent fre £2,149,500.23	ee]
							5.75%	-
							0.1075	
	Total development value						£2,025,904	
2.0	Development Cost							
2.1	Site Acquisition							
2.1.1	Site value (residual land value)						-£89,078	1
								-
								-
							-£89,078	
2.2	Build Costs							
			Size sq.m	Cost per sq.m			Total Costs	
2.2.1	8: Hotels - (District Wide)		950	£1,449			£1,376,550]
							£1,376,550	
2.3	Externals							
2.3.1	external works as a percentage	of build costs	10.0%				£137,655	1
2.0.1	external works as a personage	Of Duna Occio	10.070				2101,000	ı
2.4	Professional Fags						£137,655	
	Professional Fees							-
	Professional Fees as percentage of build costs & e	xternals	10%				£137,655 £151,421	
2.4 2.4.1		externals	10%]
		externals	10%				£151,421	
		externals	10%				£151,421	
2.4.1	as percentage of build costs & e	externals	10%				£151,421 £151,421	
2.4.1	as percentage of build costs & e Total construction costs Contingency						£151,421 £151,421 £1,665,626	
2.4.1 2.5	as percentage of build costs & e Total construction costs		4%				£151,421 £151,421 £1,665,626	
2.4.1	as percentage of build costs & e Total construction costs Contingency						£151,421 £151,421 £1,665,626	
2.4.1	as percentage of build costs & e Total construction costs Contingency						£151,421 £151,421 £1,665,626	
2.4.1	as percentage of build costs & e Total construction costs Contingency as a percentage of total construction	ction costs	4%				£151,421 £151,421 £1,665,626 £66,625.02	
2.4.1 2.5 3.0 3.1.1	as percentage of build costs & e Total construction costs Contingency as a percentage of total construction TOTAL DEVELOPMENT COST	ction costs	4%				£151,421 £151,421 £1,665,626	
2.4.1 2.5 3.0 3.1.1	Total construction costs Contingency as a percentage of total construction TOTAL DEVELOPMENT COST Developers' Profit	ction costs	payment)				£151,421 £151,421 £1,665,626 £66,625.02 £66,625	
2.4.1 2.5 3.0 3.1.1	as percentage of build costs & e Total construction costs Contingency as a percentage of total construction TOTAL DEVELOPMENT COST	ction costs	4%				£151,421 £151,421 £1,665,626 £66,625.02	
2.4.1 2.5 3.0 3.1.1	Total construction costs Contingency as a percentage of total construction TOTAL DEVELOPMENT COST Developers' Profit	ction costs	payment)				£151,421 £151,421 £1,665,626 £66,625.02 £66,625	
2.4.1 2.5 3.0 3.1.1	Total construction costs Contingency as a percentage of total construction TOTAL DEVELOPMENT COST Developers' Profit	ction costs	payment)				£151,421 £151,421 £1,665,626 £66,625.02 £66,625 £1,643,172	
2.4.1 2.5 3.0 3.1.1	Total construction costs Contingency as a percentage of total construction TOTAL DEVELOPMENT COST Developers' Profit	ction costs "S (including land ent costs	payment) Rate 20%				£151,421 £151,421 £1,665,626 £66,625.02 £66,625 £1,643,172	
2.4.1 2.5 3.0 3.1.1	Total construction costs Contingency as a percentage of total construction TOTAL DEVELOPMENT COST Developers' Profit as percentage of total development	ction costs "S (including land ent costs CLUDING INTERE	payment) Rate 20%				£151,421 £151,421 £1,665,626 £66,625.02 £66,625 £1,643,172 £328,634 £328,634	
2.4.1 2.5 3.0 3.1.1 4.0 4.1	Total construction costs Contingency as a percentage of total construction TOTAL DEVELOPMENT COST Developers' Profit as percentage of total development TOTAL PROJECT COSTS [EXCENTION COST COSTS]	ction costs "S (including land ent costs CLUDING INTERE	payment) Rate 20% ST]			DOM	£151,421 £151,421 £1,665,626 £66,625.02 £66,625 £1,643,172 £328,634 £1,971,807	
2.4.1 2.5 3.0 3.1.1	Total construction costs Contingency as a percentage of total construction TOTAL DEVELOPMENT COST Developers' Profit as percentage of total development TOTAL PROJECT COSTS [EXC	ction costs "S (including land ent costs CLUDING INTERE	payment) Rate 20%			PCM 0.565%	£151,421 £151,421 £1,665,626 £66,625.02 £66,625 £1,643,172 £328,634 £1,971,807	
2.4.1 2.5 3.0 3.1.1 4.0 4.1	Total construction costs Contingency as a percentage of total construction TOTAL DEVELOPMENT COST Developers' Profit as percentage of total development TOTAL PROJECT COSTS [EXCENTION COST COSTS]	ction costs "S (including land ent costs CLUDING INTERE	payment) Rate 20% ST] INTEREST] APR				£151,421 £151,421 £1,665,626 £66,625.02 £66,625 £1,643,172 £328,634 £1,971,807 £54,097	
2.4.1 2.5 3.0 3.1.1 4.0 4.1	Total construction costs Contingency as a percentage of total construction TOTAL DEVELOPMENT COST Developers' Profit as percentage of total development TOTAL PROJECT COSTS [EXCENTED COSTS IN COST IN COS	CLUDING INTERE	### ### ### ### ### ### ### ### ### ##				£151,421 £151,421 £1,665,626 £66,625.02 £66,625 £1,643,172 £328,634 £1,971,807 £54,097	
2.4.1 2.5 3.0 3.1.1 4.0 4.1	Total construction costs Contingency as a percentage of total construction TOTAL DEVELOPMENT COST Developers' Profit as percentage of total development TOTAL PROJECT COSTS [EXCENTION COST COSTS]	CLUDING INTERE	### ### ### ### ### ### ### ### ### ##				£151,421 £151,421 £1,665,626 £66,625.02 £66,625 £1,643,172 £328,634 £1,971,807 £54,097	

Standards January 2014) valuation and should not be relied upon as such.

	9: Care home	
TEM Net Site Area	Residual value -£1,678,099.41 per ha	eterbrett
1.0	Development Value	
l. 1	No. of units 9: Care home 1 No of Bed's 60 3563 Rent 7ield 7.0% £6,616,071 Rent free period No. of months 3	Capital Value £6,616,071 Adjusted for rent free £6,505,103.95 5.75%
	Total development value	£6,131,060
2.0	Development Cost	
2.1 2.1.1	Site Acquisition Site value (residual land value)	-£740,338
N 2	Duild Costs	-£740,338
2.2.1	Build Costs No. of units Size sq.m Cost per sq.m 9: Care home 1 3,750 £1,205	Total Costs £4,518,750
2.3	Externals	£4,518,750
2.3.1	external works as a percentage of build costs 10.0%	£451,875
		£451,875
2.4	Professional Fees	
2.4.1	as percentage of build costs & externals 10%	£497,063
		£497,063
2.5	Total construction costs	£5,467,688
3.0	Contingency	
3.1.1	as a percentage of total construction costs 4%	£218,707.50
		£218,708
1.0	TOTAL DEVELOPMENT COSTS (including land payment)	£4,946,057
i.0 i.1	Developers' Profit Rate as percentage of total development costs 20%	£989,211
		£989,211
	TOTAL PROJECT COSTS [EXCLUDING INTEREST]	£5,935,268
5.00	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] Finance Costs APR PCM	£195,792
7.00	7.00% 0.565%	-£195,792
	TOTAL PROJECT COSTS [INCLUDING INTEREST]	£6,131,060
This amount at her	s been prepared by Peter Brett Associates on behalf of Rother District Council. The appraisal has been prepared in line with the RICS valuation	

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	10: Assisted care living					
ITEM						
	Residual value	1				
Net Site Area	0.56 £5,386,411.40	per ha				peterbrett
						Jetel Ol ett
1.0	Development Value					
4.4	No. of units No of Bed's	Size sq.m	Rent	Yield	Value per unit	Capital Value
1.1	10: Assisted c 1 60	4275	250	7.0%	£15,267,857	£15,267,857.14
				No. of months	Rent free period	Adjusted for rent free £15,011,778.35
				rvo. or monard	Ŭ	
						5.75%
	Total development value					£14,148,601
2.0	Development Cost					
2.1	Site Acquisition					
						C2 020 0FC
2.1.1	Site value (residual land value)					£3,029,856
						£3,029,856
2.2	Build Costs					20,020,000
		C :	01			Total Conta
2.2.1	No. of units 10: Assisted care living 1	Size sq.m 4,500	Cost per sq.m £1,455			Total Costs £6,547,500
						£6,547,500
2.3	Externals					20,341,300
2.3.1	external works as a percentage of build costs	10.0%				£654,750
						£654,750
2.4	Professional Fees					
2.4.1	as percentage of build costs & externals	10%				£720,225
						£720,225
2.5	Total construction costs					£7,922,475
3.0	Contingency					
	Contingency					
3.1.1	as a percentage of total construction costs	4%				£316,899.00
						£316,899
	TOTAL DEVELOPMENT COSTS (including land pa	ayment)				£11,269,230
4.0	Developers' Profit	Rate				
4.1	as percentage of total development costs	20%				£2,253,846
						£2,253,846
						22,200,040
	TOTAL PROJECT COSTS [EXCLUDING INTEREST	r <u>]</u>				£13,523,076
	TOTAL INCOME - TOTAL COSTS [EXCLUDING INT	TERESTI				£625,525
5.00		-			501.	-3-0,0-0
5.00	Finance Costs	APR 7.00%		Г	PCM 0.565%	-£625,525
				_		
	TOTAL PROJECT COSTS [INCLUDING INTEREST]]				£14,148,601
	been prepared by Peter Brett Associates on behalf of F					
appraisal is to info Standards Januar	rm Rother District Council as to the impact of planning p	oolicy nas on viabilit	y at a strategic district	ievei. This appraisa	ai is not a formal 'Red Bo	ок (KICS valuation – Professional

	11: Out of Centre Retail - 5,000 sq.m Convenience					
ITEM						
Net Site Area	1.25 Residual value £3,333,503.58					peterbrett
		_				peterbrett
1.0	Development Value					
	No. of units	Size sq.m	Rent	Yield	Value per unit	Capital Value
1.1	11: Out of Centre 1	4750	190	5.5%	£16,409,091	£16,409,090.91
				No. of months	Rent free period 3	Adjusted for rent free £16,190,915.50
						5.75%
2.0	Total development value Development Cost					£15,259,938
2.1	Site Acquisition					
2.1.1	Site value (residual land value)					£4,166,879
						£4,166,879
2.2	Build Costs					
	No. of units	Size sq.m	Cost per sq.m			Total Costs
2.2.1	11: Out of Centre Retail - 5,000 sq.m (1	5,000	£1,265			£6,325,000
						£6,325,000
2.3	Externals					
2.3.1	external works as a percentage of build costs	10.0%				£632,500
2.4	Professional Fees					£632,500
						2007 770
2.4.1	as percentage of build costs & externals	10%				£695,750
						£695,750
2.5	Total construction costs					£7,653,250
						21,033,230
3.0	Contingency					
3.1.1	as a percentage of total construction costs	4%				£306,130.00
						£306,130
	TOTAL DEVELOPMENT COSTS (including land payr	nent)				£12,126,259
4.0	Developers' Profit					212,120,200
4.1	as percentage of total development costs	Rate 20%				£2,425,251.90
						C2 425 252
						£2,425,252
	TOTAL PROJECT COSTS [EXCLUDING INTEREST]					£14,551,511
	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTE	REST]				£708,426
5.00	Finance Costs	APR			РСМ	
		7.00%			0.565%	-£708,426
	TOTAL PROJECT COSTS [INCLUDING INTEREST]					£15,259,938
	as been prepared by Peter Brett Associates on behalf of Ro					
	form Rother District Council as to the impact of planning po ary 2014) valuation and should not be relied upon as such.	licy has on viability at	a strategic district lev	vel. This appraisal is	not a formal 'Red Bool	k' (RICS Valuation – Professional