

**APPRAISAL SUMMARY****BRUTON KNOWLES****Liss Forest Nursery  
Proposed Development  
June 2022****Appraisal Summary for Phase 1**

Currency in £

**REVENUE**

Sales Valuation	Units	ft <sup>2</sup>	Sales Rate ft <sup>2</sup>	Unit Price	Gross Sales
Market Housing	1	37,680	452.63	17,055,000	17,055,000
Affordable Housing	1	6,568	325.68	2,139,098	2,139,098
<b>Totals</b>	<b>2</b>	<b>44,248</b>			<b>19,194,098</b>

**NET REALISATION** 19,194,098**OUTLAY****ACQUISITION COSTS**

Residualised Price			2,244,153		2,244,153
Stamp Duty			101,708		
Effective Stamp Duty Rate		4.53%			
Agent Fee		1.00%	22,442		
Legal Fee		0.80%	17,953		
					142,102

**CONSTRUCTION COSTS**

Construction	ft <sup>2</sup>	Build Rate ft <sup>2</sup>	Cost	
Base Build Cost	44,249	259.06	11,463,069	11,463,069
<b>Section 106 Costs</b>				
Section 278 Costs			80,000	
Section 106 Costs			15,000	95,000

**PROFESSIONAL FEES**

Architect		8.00%	917,046	917,046
-----------	--	-------	---------	---------

**DISPOSAL FEES**

Sales Agent Fee - Market Housing		2.50%	426,375	
Sales Agent Fee - Affordable			10,000	
Sales Legal Fee - Market			14,250	
Sales Legal Fee - Affordable			6,300	
				456,925

**TOTAL COSTS BEFORE FINANCE** 15,318,295**FINANCE**

Timescale	Duration	Commences
Purchase	1	Feb 2022
Pre-Construction	5	Mar 2022
Construction	15	Aug 2022
Sale	6	Nov 2023
<b>Total Duration</b>	<b>27</b>	

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)

Land	270,795	
Construction	386,224	
Other	105,500	
<b>Total Finance Cost</b>		<b>762,520</b>

**TOTAL COSTS** 16,080,815**PROFIT****3,113,283**

**Liss Forest Nursery  
Proposed Development  
June 2022****Performance Measures**

Profit on Cost%	19.36%
Profit on GDV%	16.22%
Profit on NDV%	16.22%
IRR% (without Interest)	28.10%
Profit Erosion (finance rate 6.500)	2 yrs 9 mths
Cost per Gross ft <sup>2</sup>	182
Cost per Net ft <sup>2</sup>	182
Land Cost pAcre	0
Land Cost per Plot	1,122,077

This document was created with Win2PDF available at <http://www.win2pdf.com>.  
The unregistered version of Win2PDF is for evaluation or non-commercial use only.  
This page will not be added after purchasing Win2PDF.