

James Nicholls

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Richard

Please find attached a copy of our report following our review of the Applicant's viability appraisal.

At this stage we consider the proposed development to be viable with policy compliant affordable housing provision.

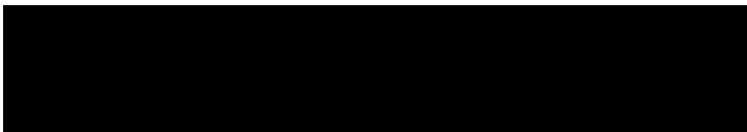
We have accepted the Applicant's assessment of the BLV based upon the Existing Use Value plus a premium approach. It is considered that if they were to apply minimum price expectations for land with residential development potential or to apply an Alternative Use Value approach then a significantly higher BLV would result. It therefore seems best to accept their assessment as is.


I hope that the report and its findings are in line with expectations and I would be pleased to provide any additional information or clarification as required.

Kind regards
Fraser Castle M Sc MRICS
Partner



Chartered Surveyors



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