	1. Retail – Town centre							
ITEM		Residual value						
Net Site Area	0.02	£13,024,119.42					peterb	
<u></u>				<u></u>			petero	rett
1.0	Development Value							
4.4	4 Detail Town contro	No. of units	Size sq.m	Rent	Yield	Value per unit	Capital Value	ı
1.1	1. Retail – Town centre	1	190	270	6.80%	£754,412	£754,411.76	
ı					No. of months	Rent free period 3	Adjusted for rent fro £742,105	ee
							5.75%	
	Total davidanment value						0000 404	
2.0	Total development value Development Cost						£699,434	
2.1	Site Acquisition							
2.1.1	Site value (residual land value)						£260,482	
2.1.1	Site value (residual land value)		Purchaser costs				4.75%	
			Purchaser costs				4.75%	
							£272,855.30	
2.2	Build Costs							
2.2.1	1. Retail – Town centre	No. of units	Size sq.m 200	Cost per sq.m £1,118			Total Costs £223,600	l
Z.Z. I	1. Netali — Town Contro	'	200	41,110				
2.3	Externals						£223,600	
2.3.1	external works as a percentage	of build opete	10.0%				£22,360	ı
2.3.1	external works as a percentage	OI DUNU COSIS	10.0 /0				•	
2.4	Professional Fees						£22,360	
2.4.1	as percentage of build costs & e	evternals	10%				£24,596	
2. 7. i	ao porconiago oi a ana e e e e	Monaio	1070				£24,596	
							£24,350	
2.5	Total construction costs						£270,556	
3.0	Contingency							
3.1.1	as a percentage of total constru	ection costs	4%				£10,822.24	
3.1.1	as a percentage or total constitu	Clion costs	470					
							£10,822	
	TOTAL DEVELOPMENT COST	ΓS (including land _l	payment)				£554,234	
4.0	Developers' Profit		Rate					
4.1	as percentage of total developm	nent costs	20%				£110,847	
							£110,847	
	TOTAL PROJECT COSTS [EX	CLUDING INTERES	ST]				£665,080	
	TOTAL INCOME - TOTAL COS	TS [EXCLUDING II	NTEREST]				£34,354	
5.00	Finance Costs		APR		Г	PCM	7	ı
			7.00%		L	0.565%	-£34,354	
	TOTAL PROJECT COSTS [INC	CLUDING INTERES	T]				£699,434	
	as been prepared by Peter Brett As							
appraisai is	to inform Guildford Council as to th P	ne impact of planning Professional Standard					iai Red Book (RICS Vail	uation –

	2. Retail – Out of centre comparison						
ITEM	Danish and seek					peterbr	
Net Site Area	0.13 Residual value £5,204,405.06						
						peterbr	ett
1.0	Development Value						
1.1	No. of units 2. Retail – Out of centre comparis 1	Size sq.m 475	Rent 209	Yield 6.6%	Value per unit £1,504,167	Capital Value £1,504,167	
	2. Ficialis Gui, or confide company	0	200	0.070	Rent free period	Adjusted for rent free	-
				No. of months	3	£1,480,324	
						5.75%	
	Total development value					£1,395,205	
2.0	Development Cost						
2.1	Site Acquisition						
2.1.1	Site value (residual land value)					£650,551	
		Purchaser costs				5.75%	
						£687,957	
2.2	Build Costs					2007,937	
	No. of units	Size sq.m	Cost per sq.m			Total Costs	
2.2.1	2. Retail – Out of centre comparis 1	500	£656			£328,000	
						£328,000	
2.3	Externals						
2.3.1	external works as a percentage of build costs	10.0%				£32,800	
2.4	Professional Fees					£32,800	
2.4.1	as percentage of build costs & externals	10%				£36,080	
Z.T. 1	as personage of balla costs a externals	1070				£36,080	
						230,000	
2.5	Total construction costs					£396,880	
3.0	Contingency						
3.1.1	as a percentage of total construction costs	4%				£15,875.20	
						£15,875	
						,	
4.0	TOTAL DEVELOPMENT COSTS (including land Developers' Profit	payment)				£1,100,712	
4.1	as percentage of total development costs	Rate 20%				£220,142	
4.1	as percentage of total development costs	2076				2220,142	
						£220,142	
	TOTAL PROJECT COSTS [EXCLUDING INTERE	ST]				£1,320,855	
	TOTAL INCOME - TOTAL COSTS [EXCLUDING I	NTEREST]				£74,350	
5.00	Finance Costs	APR			PCM		
		7.00%			0.565%	-£74,350	
	TOTAL PROJECT COSTS [INCLUDING INTERES	ST]				£1,395,205	
	as been prepared by Peter Brett Associates on behalf						
appraisal is	to inform Guildford Council as to the impact of plannir Professional Standa					าลเ 'Red Book' (RICS Valua	ation –

	3. Supermarket							
ITEM								-
Not Site Avec	0.50	Residual value						
Net Site Area	0.50	£6,014,636.77	per ha				peterbr	OFF
							peteror	e cc _
1.0	Development Value							
		No. of units	Size sq.m	Rent	Yield	Value per unit	Capital Value	
1.1	3. Supermarket	1	1900	240	5.0%	£9,120,000	£9,120,000	
					No. of months	Rent free period	Adjusted for rent free)
					No. of months	3	£9,009,434.11	
							5.75%	
	Total development value						£8,595,600.00	
2.0	Development Cost						20,000,000	
	-							
2.1	Site Acquisition							
2.1.1	Site value (residual land valu	e)					£3,007,318	
			Purchaser costs				5.75%	
0.0	Duild Coots						£3,180,239.19	
2.2	Build Costs							
2.2.1	3. Supermarket	No. of units	Size sq.m 2,000	Cost per sq.m £1,445			Total Costs £2,890,000	
2.2.1	o. oupermarket	<u>'</u>	2,000	21,440				
							£2,890,000	
2.3	Externals							
2.3.1	external works as a percenta	ge of build costs	10.0%				£289,000	
							£289,000	
2.4	Professional Fees							
2.4.1	as percentage of build costs	& externals	10%				£317,900	
							£317,900	
							2317,300	
2.5	Total construction costs						£3,496,900	
	Total construction costs						23,490,900	
3.0	Contingency							
3.1.1	as a percentage of total cons	struction costs	4%				£139,876.00	
							£139,876	
							,	
	TOTAL DEVELOPMENT CO	STS (including land p	payment)				£6,817,015	
4.0	Developers' Profit	, J						
4.1	as percentage of total develo	pment costs	Rate 20%				£1,363,403	
							, ,	
							£1,363,403	
	TOTAL DDO JECT COSTS (EVOLUDING INTERES	·T1				CO 400 440	
	TOTAL PROJECT COSTS [_				£8,180,418	
	TOTAL INCOME - TOTAL C	OSTS EXCLUDING IN	NTEREST]				£415,182	
5.00	Finance Costs		APR		_	РСМ		
			7.00%			0.565%	-£415,182	
	TOTAL PROJECT COSTS [INCLUDING INTERES	T]				£8,595,600	
This appreciate	has been propored by Deter P			oil The engraised b	h n	n line with the DICC		200 of the

This appraisal has been prepared by Peter Brett Associates on behalf of Guildford Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform Guildford Council as to the impact of planning policy has on viability at a strategic borough level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

	4. Local convenience							
ITEM								
Net Site Area	0.04	Residual value £5,516,187.32					peterbr	ett
1.0	Development Value							
1.1	4. Local convenience	No. of units	Size sq.m 285	Rent £220	Yield 6.9%	Value per unit £908,696	Capital Value £908,696	
					No. of months	Rent free period 3	Adjusted for rent free 893,664	e
							3.7376	
2.0	Total development value						£842,278	
2.0	Development Cost							
2.1	Site Acquisition							
2.1.1	Site value (residual land value)		Purchaser costs				£206,857 2.75%	
2.2	Build Costs						£212,546	
2.2.1	4. Local convenience	No. of units	Size sq.m 300	Cost per sq.m £1,245			Total Costs £373,500	
							£373,500	
2.3	Externals							
2.3.1	external works as a percentage	e of build costs	10.0%				£37,350	
2.4	Professional Fees						£37,350	
2.4.1	as percentage of build costs &	externals	10%				£41,085	
							£41,085	
2.5	Total construction costs						£451,935	
3.0	Contingency							
3.1.1	as a percentage of total constru	uction costs	4%				£18,077.40	
							£18,077	
	TOTAL DEVELOPMENT COS	TS (including land)	navmont)				£682,558	
4.0	Developers' Profit	13 (ilicidaling land p					2002,336	
4.1	as percentage of total develop	ment costs	Rate 20%				£136,512	
							£136,512	
	TOTAL PROJECT COSTS [E)	(CLUDING INTERES	 BT]				£819,070	
	TOTAL INCOME - TOTAL CO						£23,208	
5.00	Finance Costs		APR 7.00%			PCM 0.565%	-£23,208	
	TOTAL PROJECT COSTS [IN	CLUDING INTERES	<u>T]</u>				£842,278	
This appraisal b	as been prepared by Peter Brett A		-	The appraisal ba	is heen prepared in	line with the DICS val-		nose of tha
	to inform Guildford Council as to t		g policy has on viab	oility at a strategic l	borough level. This	appraisal is not a forma		

	5. Town centre office							
ITEM		Residual value						
Net Site Area	0.08	-£840,071.32	per ha				peterbr	
							beterou	ecc
1.0	Development Value							
1.1	5. Town centre office	No. of units	Size sq.m 1425	Rent 210	Yield 8.6%	Value per unit £3,479,651	Capital Value £3,479,651	
		·	1.20	2.0	0.070	Rent free period	Adjusted for rent fre	e
					No. of months	3	3,408,617	
							5.75%	
	Total development value						£3,212,622	
2.0	Development Cost							
2.1	Site Acquisition							
2.1.1	Site value (residual land value)						-£63,005	
			Purchaser costs				1.75%	
							204.400	
2.2	Build Costs						-£64,108	
		No. of units	Size sq.m	Cost per sq.m			Total Costs	
2.2.1	5. Town centre office	1	1,500	£1,406			£2,109,000	
							£2,109,000	
2.3	Externals							
2.3.1	external works as a percentage	of build costs	10.0%				£210,900	
							£210,900	
2.4	Professional Fees							
2.4.1	as percentage of build costs & e	externals	10%				£231,990	
							£231,990	
2.5	Total construction costs						£2,551,890	
							22,001,000	
3.0	Contingency							
3.1.1	as a percentage of total constru	iction costs	4%				£102,075.60	
							£102,076	
	TOTAL DEVELOPMENT COST	ΓS (including land μ	payment)				£2,589,858	
4.0	Developers' Profit		Rate					
4.1	as percentage of total developn	nent costs	20%				£517,972	
							£517,972	
	TOTAL DEC :							
	TOTAL PROJECT COSTS [EX						£3,107,829	
	TOTAL INCOME - TOTAL COS	STS [EXCLUDING IN	ITEREST]				£104,793	
5.00	Finance Costs		APR 7.00%		Γ	PCM 0.565%	-£104,793	
					<u> </u>			
	TOTAL PROJECT COSTS [INC	CLUDING INTERES	гі				£3,212,622	
-				u -		p w		
	is been prepared by Peter Brett A to inform Guildford Council as to tl P		g policy has on vial	bility at a strategic	borough level. This	appraisal is not a forn		

	6. Out of centre offices							
ITEM								
Net Site Area	0.50	Residual value -£971,551.57	per ha				peterbr	ett
1.0	Development Value							
1.1	6. Out of centre offices	No. of units 1	Size sq.m 1900	Rent 205	Yield 9.2%	Value per unit £4,233,696	Capital Value £4,233,696	
					No. of months	Rent free period 3	Adjusted for rent fre 4,141,560 5.75%	e
							9970	
2.0	Total development value Development Cost						£3,903,420	
	-							
2.1	Site Acquisition							
2.1.1	Site value (residual land value)		Purchaser costs				-£485,776 1.75%	
2.2	Build Costs						-£494,276.86	
2.2.1	6. Out of centre offices	No. of units	Size sq.m 2,000	Cost per sq.m £1,451			Total Costs £2,902,000	
							£2,902,000	
2.3	Externals							
2.3.1	external works as a percentage of	build costs	10.0%				£290,200	
2.4	Professional Fees						£290,200	
2.4.1	as percentage of build costs & exte	ernals	10%				£319,220	
							£319,220	
2.5	Total construction costs						£3,511,420	
3.0	Contingency							
3.1.1	as a percentage of total construction	on costs	4%				£140,456.80	
							£140,457	
	TOTAL DEVELOPMENT COSTS	(including land p	ayment)				£3,157,600	
4.0	Developers' Profit		Rate					
4.1	as percentage of total developmen	t costs	20%				£631,520	
							£631,520	
	TOTAL PROJECT COSTS [EXCL	UDING INTERES	T]				£3,789,120	
	TOTAL INCOME - TOTAL COSTS	E [EXCLUDING IN	TERESTI				£114,301	
5.00	Finance Costs	•	APR 7.00%			PCM 0.565%	-£114,301	
	TOTAL PROJECT COSTS [INCLU	IDING INTEDEST	rı				£3,903,420	
			_				•	
	is been prepared by Peter Brett Asso to inform Guildford Council as to the i Prof	mpact of planning	policy has on viab	oility at a strategic		appraisal is not a form		

	7. Industrial factories							
ITEM		Residual value						
Net Site Area	0.25	-£790,072.98	per ha				peterbr	
							peterbr	ett
1.0	Development Value							
1.1	7. Industrial factories	No. of units	Size sq.m 950	Rent £92	Yield 10.5%	Value per unit £832,381	Capital Value £832,381	
						Rent free period	Adjusted for rent free	е
					No. of months	3	£811,861	
							5.75%	
	Total development value						£765,179	
2.0	Development Cost							
2.1	Site Acquisition							
2.1.1	Site value (residual land value)						-£197,518	
			Purchaser costs				1.75%	
2.2	Build Costs						-£200,975	
L.L	Duna Gosts	No. of units	Size sq.m	Cost per sa m			Total Costs	
2.2.1	7. Industrial factories	1	1,000	Cost per sq.m £751			£751,000	
							£751,000	
2.3	Externals							
2.3.1	external works as a percentage	of build costs	10.0%				£75,100	
							£75,100	
2.4	Professional Fees							
2.4.1	as percentage of build costs &	externals	10%				£82,610	
							£82,610	
2.5	Total construction costs						£908,710	
3.0	Contingency							
3.1.1	as a percentage of total constru	uction costs	4%				£36,348.40	
							£36,348	
4.0	TOTAL DEVELOPMENT COS Developers' Profit	TS (including land p	payment)				£744,084	
4.1	as percentage of total developm	ment costs	Rate 20%				£148,817	
	as personage of total developin		2070				2110,011	
							£148,817	
	TOTAL PROJECT COSTS [EX	CLUDING INTERES	ST]				£892,900	
	TOTAL INCOME - TOTAL COS						-£127,722	
5.00	Finance Costs	- <u> </u>	APR			PCM		
J.00	i manoe oosts		7.00%			0.565%	-£21,095	
	TOTAL PROJECT COSTS [IN	CLUDING INTERES	T]				£913,996	
This appraisal ha	is been prepared by Peter Brett A	ssociates on hehalf o	of Guildford Counci	il. The appraisal ha	as been prepared in	line with the RICS val	uation guidance. The pur	oose of the
	to inform Guildford Council as to t		g policy has on viat	oility at a strategic l	borough level. This	appraisal is not a form		

	8. Warehouse/stores							
ITEM							peterbr	
Net Site Area	0.25	Residual value £75,168.13	e per ha					
							peterbr	ett
1.0	Development Value							
	No	o. of units	Size sq.m	Rent	Yield	Value per unit	Capital Value	
1.1	8. Warehouse/stores	1	950	£80	9.4%	£808,511	£808,511	
						Rent free period	Adjusted for rent fre	9
					No. of months	3	£790,553.76	
							5.75%	
	Total development value						£745,097	
2.0	Development Cost							
2.1	Site Acquisition							
2.1.1	Site value (residual land value)						£18,792	
	,		Purchaser costs				1.75%	
							£19,121	
2.2	Build Costs							
2.2.4	8. Warehouse/stores		Size sq.m	Cost per sq.m			Total Costs	
2.2.1	8. Warenouse/stores		1,000	£557			£557,000	
							£557,000	
2.3	Externals							
2.3.1	external works as a percentage of buil	ld costs	10.0%				£55,700	
							£55,700	
2.4	Professional Fees							
2.4.1	as percentage of build costs & externa	als	10%				£61,270	
							£61,270	
2.5	Total construction costs						£673,970	
3.0	Contingency							
3.1.1	as a percentage of total construction of	costs	4%				£26,958.80	
							£26,959	
	TOTAL DEVELOPMENT COSTS (inc	cluding land p	payment)				£720,050	
4.0	Developers' Profit		Rate					
4.1	as percentage of total development co	osts	20%				£144,010	
							£144,010	
							,	
	TOTAL PROJECT COSTS [EXCLUD	ING INTERES	ST]				£864,060	
	TOTAL INCOME - TOTAL COSTS [E	XCLUDING II	NTEREST]				-£118,963	
5.00	Finance Costs		APR			PCM		
			7.00%			0.565%	-£25,047	
	TOTAL PROJECT COSTS [INCLUDI	ING INTERES	ST]				£889,107	
This appraisal ha	as been prepared by Peter Brett Associat	es on hehalf o	of Guildford Council Th	e annraisal has been	prepared in line with	the RICS valuation cui	dance. The nurnose of the	annraisal is
	rd Council as to the impact of planning p	olicy has on vi	ability at a strategic bo	rough level. This appr	raisal is not a formal			
			2014) valuation and sh	nould not be relied upo	on as such.			

	9. Budget Hotel							
ITEM								
Net Site Area	0.10	-£986,513.00					peterbr	
							lpeterbr	ett
1.0	Development Value							
1.1	9. Budget Hotel	No. of units	Size sq.m 1140	Rent £150	Yield 6.4%	Value per unit £2,671,875	Capital Value £2,671,875	
					No. of months	Rent free period	Adjusted for rent free	
					No. of months	J	5.75%	
	Total development value						£2,479,488	
2.0	Development Cost						,,	
2.1	Site Acquisition							
2.1.1	Site value (residual land value)						-£98,651	
			Purchaser costs				1.75%	
							-£100,378	
2.2	Build Costs							
2.2.1	9. Budget Hotel		Size sq.m 1,200	Cost per sq.m £1,656			Total Costs £1,987,200	
	-						£1,987,200	
2.3	Externals						,	
2.3.1	external works as a percentage of	of build costs	10.0%				£198,720	
							£198,720	
2.4	Professional Fees							
2.4.1	as percentage of build costs & e.	xternals	10%				£218,592	
							£218,592	
2.5	Total construction costs						£2,404,512	
3.0	Contingency							
3.1.1	as a percentage of total construc	ction costs	4%				£96,180.48	
							£96,180	
	TOTAL DEVELOPMENT COST	S (including land	payment)				£2,400,315	
4.0	Developers' Profit	<u> </u>					12,100,010	
4.1	as percentage of total developme	ent costs	Rate 20%				£480,063	
							£480,063	
	TOTAL PROJECT COSTS [EX	CLUDING INTERE	ST]				£2,880,378	
	TOTAL INCOME - TOTAL COS						-£400,889	
5.00	Finance Costs		APR			PCM	2.30,300	
J.00			7.00%			0.565%	-£79,174	
	TOTAL PROJECT COSTS [INC	CLUDING INTERES	БТ]				£2,959,551	
	s been prepared by Peter Brett Ass							
to inform Gullator	rd Council as to the impact of planr	mig policy has on v	2014) valuation and sl			LIGO DOOK (KICO VAII	uation – Froicssional Standar	uo Janualy