

**Land Acquisition Fees:**

I have made land acquisition allowances for agent's fees and legal fees at 1.75%. Stamp duty is included at £1,855.

**Residual Land Value**

The residual land value has been calculated assuming a gross land area of 1.73 acres (0.70 ha) as follows:

**£242,748**

This equates to £140,317/acre and £346,783/hectare.

**Conclusion**

Accordingly, my opinion of the proposed residential development scheme is that it is not viable as at the date of this report based on the inclusion of the required s106 contributions and taking into account the Site Value.

**Date of Viability Assessment**

The date of assessment is the 22 November 2018.

**Comments**

The subject site comprises two broadly rectangular parcels of land which have previously been used as a site for offices fronting onto Dale Road and as a storage facility to the rear. The buildings have now been demolished although the site is not fully cleared and a significant amount of building debris is still in situ.

I have assessed the Site Value having regard to the revised National Planning Policy Framework (NPPF 2018), published on 24 July 2018. This states that a benchmark land value should be calculated based on the existing use value of the site plus a premium for the land owner (EUV+). This premium should reflect the minimum return at which it is considered a reasonable landowner would be incentivised and willing to sell their land. The amount must also allow for a sufficient contribution to comply with policy requirements.

The subject site's historic use comprises land with an existing B1/B2/B8 use, the value of which has been uplifted to reflect that planning permission for residential development is in place. At the same time I have also made a deduction to reflect the current condition of the site.

In order to establish my opinion of value I have had regard to sales comparables in respect of sites comprising offices/industrial buildings still in use, as well as sites comprising existing commercial buildings but with the benefit of planning permission for change of use to e.g. residential. Additionally I have collated comparable sales evidence in respect of vacant industrial/storage land and cleared residential development sites.

A Site Value in the region of £615,000 has been adopted for benchmarking purposes.

It should be noted that my assessment is based on the information provided by the planning applicant's agent. If the scheme details were to change the development scheme should be reappraised.

Gedling Borough Council should be aware that we have been provided with a number of development and abnormal costs by the planning