

Appendix 1 - DSP version of applicant appraisal
DSP25403AD - APP/24/00968 - 100% mkt housing
Beachlands, Hayling Island - BCIS Oct 2025 build costs

Development Appraisal
Prepared by NM, DSP
ARGUS Software
October 10, 2025

APPRAISAL SUMMARY**ARGUS SOFTWARE**

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Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Market Sale	32	27,099	467.17	395,620	12,659,840

Rental Area Summary

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
4 x retail units	4	13,511	19.50	65,866	263,465	263,465

Investment Valuation

4 x retail units					
Market Rent	263,465	YP @	9.0000%	11.1111	
(1yr Rent Free)		PV 1yr @	9.0000%	0.9174	2,685,673

GROSS DEVELOPMENT VALUE**15,345,513****NET REALISATION****15,345,513****OUTLAY****ACQUISITION COSTS**

Residualised Price	1,024,183
	1,024,183

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost
4 x retail units	13,511	169.15	2,285,386
Market Sale	<u>31,745</u>	196.63	<u>6,242,019</u>
Totals	45,256 ft²		8,527,405
Contingency		5.00%	426,370
CIL			518,000
			9,471,775

Section 106 Costs

Section 106 Costs	32 un	5,000.00 /un	160,000
			160,000

PROFESSIONAL FEES

Professional Fees	10.00%	852,741
		852,741

MARKETING & LETTING

Letting Agent Fee	10.00%	26,346
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Letting Legal Fee	3.00%	7,904	34,250
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DISPOSAL FEES

Sales Agent Fee	2.50%	316,496	
Sales Legal Fee	32 un 750.00 /un	24,000	340,496

TOTAL COSTS BEFORE FINANCE**11,883,445****FINANCE**

Timescale	Duration	Commences
Purchase	1	Oct 2025
Pre-Construction	3	Nov 2025
Construction	18	Feb 2026
Sale	8	Aug 2027
Total Duration	30	

Debit Rate 7.50%, Credit Rate 4.25% (Nominal)

Land	142,316	
Construction	571,353	
Other	130,076	
Total Finance Cost	843,745	

TOTAL COSTS**12,727,190****PROFIT****2,618,323****Performance Measures**

Profit on Cost%	20.57%
Profit on GDV%	17.06%
Profit on NDV%	17.06%
Development Yield% (on Rent)	2.07%
IRR% (without Interest)	26.33%