

**RECEIVED***By Lisa Walton at 5:07 pm, Sep 07, 2022***LAND AT PORTHCRESSA - SENSITIVITY ANALYSIS**

Two x 2-bed cottages

Sea views, small garden, close to town

Predicted Value (per cottage)

		Completed Value Unfettered			
		£450,000	£500,000	£550,000	£600,000
Discount to Unfettered	10.00%	£405,000	£450,000	£495,000	£540,000
	12.50%	£393,750	£437,500	£481,250	£525,000
	15.00%	£382,500	£425,000	£467,500	£510,000
	17.50%	£371,250	£412,500	£453,750	£495,000
	20.00%	£360,000	£400,000	£440,000	£480,000
	22.50%	£348,750	£387,500	£426,250	£465,000
	25.00%	£337,500	£375,000	£412,500	£450,000

Predicted Building Cost (per cottage)

				10% contingency / profit	
Gross Ext Area	80 sq m	@			
			£2,500 psm =	£200,000 add	£20,000 = £220,000
			£2,750 psm =	£220,000	£22,000 = £242,000
			£3,000 psm =	£240,000	£24,000 = £264,000
			£3,250 psm =	£260,000	£26,000 = £286,000
			£3,500 psm =	£280,000	£28,000 = £308,000
			£3,750 psm =	£300,000	£30,000 = £330,000
			£4,000 psm =	£320,000	£32,000 = £352,000

Predicted Value per completed cottage	£440,000
Predicted Build Cost per cottage	£308,000
Predicted Site Value:	£132,000

Maximum Value per completed cottage	£540,000
Minimum Build Cost per cottage	£220,000
Maximum Potential Site Value:	£320,000

Minimum Value per completed cottage	£337,500
Maximum Build Cost per cottage	£352,000
Minimum Potential Site Value	-£14,500