
Worcestershire CIL Viability Study - Appendices

Jointly commissioned by Worcestershire County Council for Bromsgrove, Malvern Hills, Redditch, Worcester, Wychavon and Wyre Forest Councils

December 2012

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1. Consultation – Invitees and Attendees

Invitees

Name	Surname	Company
		Aldi
Jonathan	Mountford	Andrew Grant
Andy	Plant	AP Associates
Mark	Franklin	Asda
Martyn	Cartwright	Barberry Developments
Dan	Hatcher	Barton Willmore Planning
Kathryn	Ventham	Barton Willmore Planning
Calum	Walmsley	BDHT
Fergus	Thomas	Bellway Homes Limited
David	Joseph	Bloor Homes Ltd
Nicky	MacGregor	Boughton Butler
Simon	Barry	Boyer Planning
Katherine	Burnett	British Waterways
John	Harris	British Waterways
Ian	Mercer	Bruton Knowles (obo landowners at NW Redditch)
Reuben	Bellamy	CALA Homes (Mids) Ltd
Mark	Rose	Capita Lovejoy
Ian	Trew	Cerda Planning
John	Cornwell	Cornwell
Jo	Billingham	Cotswold District Council
Caroline	Bedell	Country Land & Business Association
Andrew	Shirley	Country Land & Business Association
Richard	Pugh	Doorbars
Robert	Brandwood	EC Harris LLP
Rachel	Whiteman	Environment Agency
Richard	Grounds	Festival Housing
Duncan	Smith	Festival Housing
Nick	Jethwa	Gemini Property
Will	Adams	Gorcott Estates
Katie	Trout	Greater Birmingham & Solihull LEP
Rob	Gardner	GVA Grimley
Shaun	Fisher	Halcrow (obo Heyford Developments)
Suzy	Birdseye	Hallam Land
Nick	Duckworth	Hallam Land
Anthony	Champion	Halls
Rob	Champion	Halls (Worcester) LLP
Jacqui	Bayliss	Harris Lamb Property Consultancy
Patrick	Downes	Harris Lamb Property Consultancy
Simon	Hawley	Harris Lamb Property Consultancy
Sarah	Taylor	HCA
Martin	Perry	Henderson Global Investors
Siobhan	Riddle	Herefordshire Council

Giles	Brockbank	Hunter Page Planning
Tim	Richards	Land Associates
Donna	Commock	Lidl UK GmbH
Rachel	Hargreaves	Lidl UK GmbH
Paul	Barton	Malcolm Scott Consultants
Gwenda	Cope	Midland Heart
Simon	Vick	Midland Heart
Mark	Martin	One Creative Environments
Gareth	Williams	Opus Land
Kate	Tinsley	Peacock & Smith (obo Morrisons)
Mervyn	Dobson	Pegasus Planning Group
Chris	May	Pegasus Planning Group
Kate	Tait	Persimmon Homes
Chris	O'Hanlon	Persimmon Homes Ltd
Jason	Tait	Planning Prospects
Sarah	Lapsley	Planning Prospects
Chris	Dodds	Planning Prospects
Robert	Csondor	RCA Regeneration
Sian	Griffiths	RCA Regeneration
Richard	Raper	Richard Raper Town Planning Consultants
Phil	Hardwick	Robert Hitchins Limited
Mark	Bellringer	Robert West
Rebecca	Baines	Rooftop Housing Group Limited
Tim	Wade	Rooftop Housing Group Limited
Paul	Hill	RPS
Mark	Sackett	RPS
Jenny	Kiely	Sainsbury's
Matt	Nicholson	Sainsbury's
Jaime	Powell	Sainsbury's
Gareth	Scannell	Sanctuary HA
Tim	Hoskinson	Savills
Michael	Davies	Savills
Barry	Allen	Savills Commercial
Peter	Millichip	SBMC Ltd
Peter	Burford	Shellard Burford
John	Dodds	St Modwen
Mike	Timmins	St Modwen
David	Barnes	Star Planning
Jon	Andrews	Stoford Developments Limited
Adrian	Clack	Taylor Wimpey UK Limited
Sam	Dorrian	Taylor Wimpey UK Limited
Sally	Bennett	Tesco
Jamie	Sullivan	Tetlow King (obo HARP)
Yvonne	Leishman	The Community Housing Group
Angela	Mellor	The Community Housing Group
Tony	Hyde	Thomas Vale
David	Knight	TPA
Bob	Tattrie	Trebor Developments

David	Smith	Turley Associates (obo Scottich Widows/Kingfisher Centre)
Nick	Parker	Vestia
Reuben	Flynn	Waterloo
Andrew	Smith	Welbeck Strategic Land LLP
Kat	La Tzsar	West Midland Housing
John	Coleman	William Davis Homes
James	Brook	William Morrison PLC
Gary	Church	Willmott Dixon
Jane	Fradgley	Worcester Community Housing Ltd
Jeanette	Becket	Worcestershire County Council - Property Services
Ian	Fisher	Worcestershire County Council - Property Services
Peter	Pawsey	Worcestershire LEP
Gary	Woodman	Worcestershire LEP
Neil	Denison	WYG
Rob	Mitchell	WYG (obo Gallagher Estates)
Gareth	Hooper	DPP
Victoria	Lane	RCA Regeneration
David	Owen	Wyre Forest Community Housing
Nicola	Melville	Cotswold District Council
Kirsty	Maguire	Robert Hitchins Ltd
Rebecca	Housman	Savills
Andrea	Arnall	Turley Associates
Nick	Freer	David Lock Associates
Emma	Webster	WM Housing Group
Elizabeth	Boyd	Tetlow King Planning
Sarah	Taylor	HCA
Rob	Wells	Savills

First Event – Attendees

Name	Surname	Company
Andy	Plant	AP Associates
Dan	Hatcher	Barton Willmore Planning
Calum	Walmsley	BDHT
Fergus	Thomas	Bellway Homes Limited
David	Joseph	Bloor Homes Ltd
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Rachel	Hargreaves	Lidl UK GmbH
Paul	Barton	Malcolm Scott Consultants
Gwenda	Cope	Midland Heart
Simon	Vick	Midland Heart
Mark	Martin	One Creative Environments
Chris	May	Pegasus Planning Group
Chris	O'Hanlon	Persimmon Homes Ltd
Jason	Tait	Planning Prospects
Robert	Csondor	RCA Regeneration
Phil	Hardwick	Robert Hitchins Limited
Mark	Bellringer	Robert West
Rebecca	Baines	Rooftop Housing Group Limited
Mark	Sackett	RPS
Gareth	Scannell	Sanctuary HA
Tim	Hoskinson	Savills
Michael	Davies	Savills
Peter	Burford	Shellard Burford
Jon	Andrews	Stoford Developments Limited
Adrian	Clack	Taylor Wimpey UK Limited
Jamie	Sullivan	Tetlow King (obo HARP)
Yvonne	Leishman	The Community Housing Group
David	Knight	TPA
Reuben	Flynn	Waterloo
Andrew	Smith	Welbeck Strategic Land LLP
Kat	La Tzsar	West Midland Housing
Jane	Fradgley	Worcester Community Housing Ltd

Jeanette	Becket	Worcestershire County Council - Property Services
Peter	Pawsey	Worcestershire LEP
Rob	Mitchell	WYG (obo Gallagher Estates)

Second Event – Attendees

Name	Surname	Company
Martyn	Cartwright	Barberry Developments
Dan	Hatcher	Barton Willmore Planning
David	Joseph	Bloor Homes Ltd
Robert	Brandwood	EC Harris LLP
Richard	Grounds	Festival Housing
Duncan	Smith	Festival Housing
Suzy	Birdseye	Hallam Land
Jacqui	Bayliss	Harris Lamb Property Consultancy
Patrick	Downes	Harris Lamb Property Consultancy
Tim	Richards	Land Associates
Mark	Martin	One Creative Environments
Chris	O'Hanlon	Persimmon Homes Ltd
Chris	Dodds	Planning Prospects
Robert	Csondor	RCA Regeneration
Tim	Wade	Rooftop Housing Group Limited
Paul	Hill	RPS
Mark	Sackett	RPS
Gareth	Scannell	Sanctuary HA
David	Barnes	Star Planning
Adrian	Clack	Taylor Wimpey UK Limited
Jane	Fradgley	Worcester Community Housing Ltd
Peter	Pawsey	Worcestershire LEP
Gary	Woodman	Worcestershire LEP
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David	Owen	Wyre Forest Community Housing
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Andrea	Arnall	Turley Associates
Nick	Freer	David Lock Associates
Emma	Webster	WM Housing Group
Elizabeth	Boyd	Tetlow King Planning
Sarah	Taylor	HCA
Rob	Wells	Savills

2. Presentation from 1st Consultation Event

The pages in this appendix are not numbered

Worcestershire CIL Viability Study

First Consultation Event Assumptions, Appraisals and Findings

18th July 2012

Agenda

CIL - What is CIL

Viability Evidence

- The use of evidence
- Main Assumptions
 - House Prices
 - Affordable Housing
 - Non-residential prices
 - Development costs
- The Viability Test
 - Developers profit
 - NPPF

Infrastructure Evidence

Emerging Findings

Other Matters



Key issues

- **How much** – will CIL deter development so much as to prejudice the Development Plan or will the absence of CIL prejudice the Development Plan ?
- **When** should it be payable?



What is CIL?

Local authorities can choose to charge on new developments to support development by funding infrastructure.

Must be fixed against a schedule of the infrastructure that is required to support new development.

The local authority must strike the balance between deterring development and raising CIL through having regard to viability and delivering the development plan.

The levy must be approved by an Examiner.

In the future s106 contributions will not be able to be 'pooled'.



Regulations

The Community Infrastructure Levy Regulations 2010 Regulation 14 - Setting rates

- (1) In setting rates (including differential rates) in a charging schedule, a charging authority must aim to strike what appears to the charging authority to be an appropriate balance between—
 - (a) the desirability of funding from CIL (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and
 - (b) **the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.**
- (2) In setting rates in a charging schedule, a charging authority may also have regard to actual and expected administrative expenses in connection with CIL to the extent that those expenses can be funded from CIL in accordance with regulation 61.
- (3) In having regard to the potential effects of the imposition of CIL on the economic viability of development (in accordance with paragraph (1)(b)), a London borough council must take into account the rates set by the Mayor.
- (4) For the purposes of paragraph (3), the rates set by the Mayor are the rates in the most recent charging schedule approved by the Mayor before the London borough council begins consultation on its preliminary draft charging schedule in accordance with regulation 15.



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Guidance (1) - Consultation

Section 206 of the Planning Act 2008 (The Act) confers the power to charge CIL on certain bodies known as charging authorities. The charging authority's responsibilities, if they decide to levy CIL, will be to: This will involve consultation and



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6

Guidance (7) - Balance

*.....a key consideration for authorities is the **balance** between securing additional investment for infrastructure to support development and the potential economic effect of imposing CIL upon development across their area. The CIL regulations place this balance of considerations at the centre of the charge-setting process. In view of the wide variation in local charging circumstances, **it is for charging authorities to decide on the appropriate balance for their area and 'how much' potential development they are willing to put at risk through the imposition of CIL.** The amount will vary.....*



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7

Guidance (9) – Consistent with Evidence

The independent examiner should check that:

- *..... the charging authority's draft charging schedule is supported by background documents containing appropriate available evidence*
- *the proposed rate or rates are informed by and consistent with, the evidence on economic viability across the charging authority's area; and*
- *evidence has been provided that shows the proposed rate would not put at serious risk overall development of the area.*



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8

Guidance (10) – Authority's Balance

The examiner should not use the CIL examination to question a charging authority's choice in terms of 'the appropriate balance', unless the evidence available to the examination shows that the proposed rate (or rates) will put the overall development of the area at serious risk. The examiner should be ready to modify or reject the draft charging schedule if it puts at serious risk the overall development of the area. In considering whether the overall development of the area has been put at serious risk, the examiner will want to consider the implications for the priorities that the authority has identified in its Development Plan (for example planned targets for housing supply and affordable housing), or in the case of the Mayor's CIL, the implications for the London Plan. In considering whether the Development Plan and its targets have been put at serious risk, the examiner should only be concerned with whether the proposed CIL rate will make a material or significant difference to the level of that risk. It may be that the Development Plan and its targets would be at serious risk in the absence of CIL.



9

Guidance (23) – High Level and Broad Brush

The legislation (section 212 (4)(b)) requires a charging authority to use 'appropriate available evidence' to inform their draft charging schedule. It is recognised that the available data is unlikely to be fully comprehensive or exhaustive. Charging authorities need to demonstrate that their proposed CIL rate or rates are informed by 'appropriate available' evidence and consistent with that evidence across their area as a whole.



10

Guidance (27) – Evidence will inform not determine CIL

The legislation (section 212 (4) (b)) only requires a charging authority to use appropriate available evidence to 'inform' the draft charging schedule'. A charging authority's proposed CIL rate (or rates) should appear reasonable given the available evidence, but there is no requirement for a proposed rate to exactly mirror the evidence, for example, if the evidence pointed to setting a charge right at the margins of viability. There is room for some pragmatism.



11

Viability Tests

CIL Regulation 14

Assess impact of viability on delivery

NPPF

Plan deliverability (was PPS3 Paragraph 29 Affordable Housing Target to be broadly deliverable)

SHLAA

Deliverability

Site Specific

s106 negotiations etc

RICS Guidance and LGA/HBF Guidance



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NPPF 173

Ensuring viability and deliverability

173. Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, **provide competitive returns** to a willing land owner and willing developer to enable the development to be deliverable.



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Standard Viability Test

Gross Development Value

(The combined value of the complete development)

LESS

Cost of creating the asset, including PROFIT

(Construction + fees + finance charges)

=

RESIDUAL VALUE

Residual Value v Existing / Alternative Use Value



14

CIL – Additional Profit

Gross Development Value

(The combined value of the complete development Including X% affordable housing)

LESS

Cost of creating the asset

(land* + construction + fees + finance charges + developers profit)

=

Additional Profit



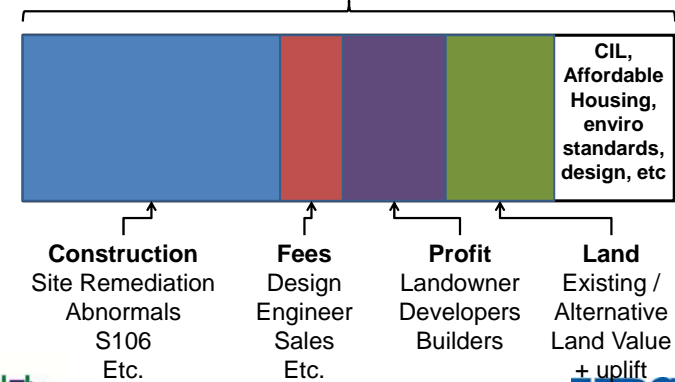
* Where 'land' is the Alternative Use Value and uplift



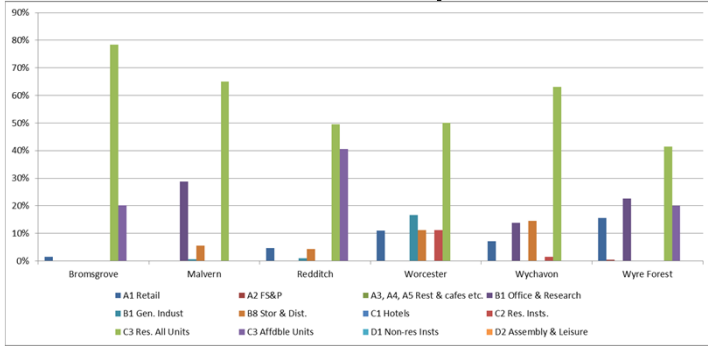
15

Gross Development Value

All income from a Scheme



Development as a proportion of overall development



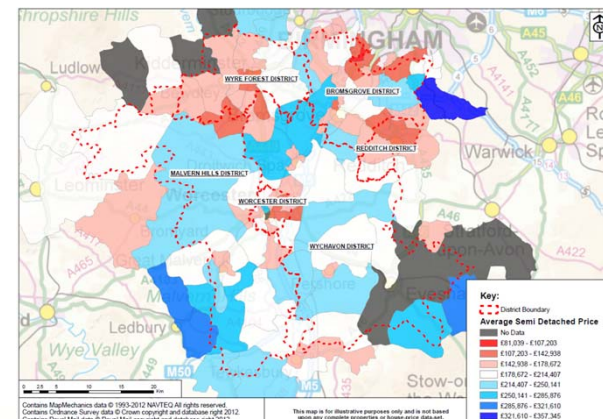
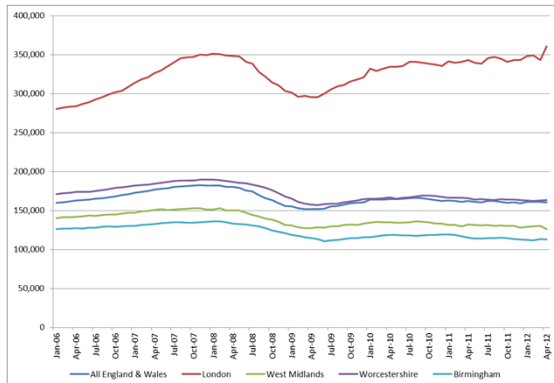
Modelling

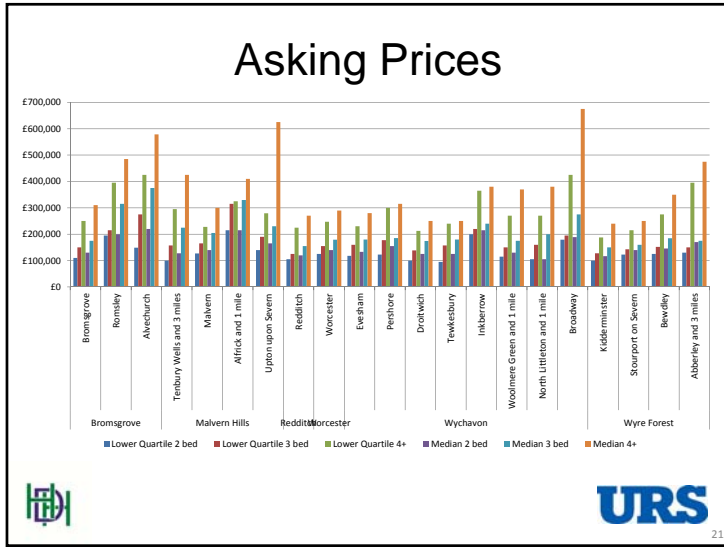
Residential 16 Sites
 Commercial Industrial
 Office Retail
 Hotel Student

Not community



Average House Prices



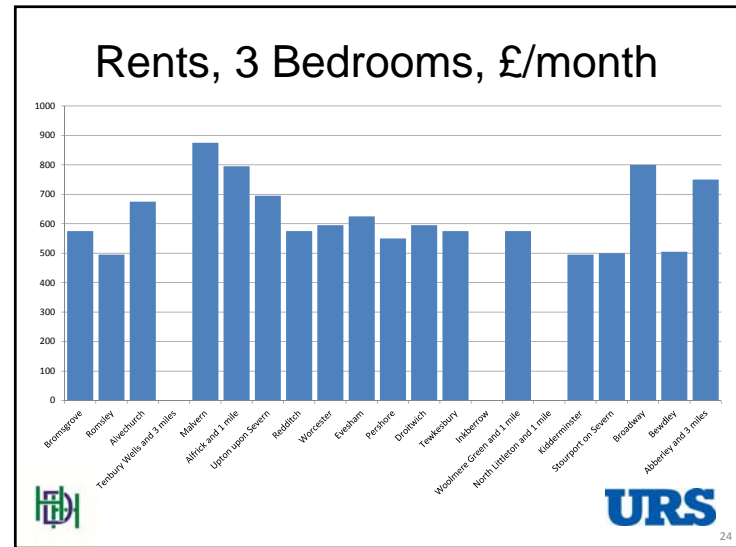


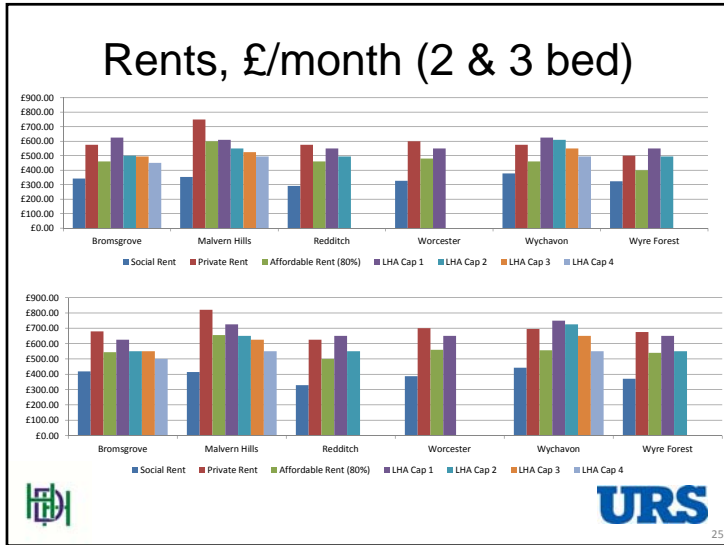
Residential prices from developer appraisals and the wider evidence base

Council	Type	£/m2
Malvern Hills	Semi Detached	2,225
	Detached	2,194 to 2,255
Redditch	Flats	1,588 to 1,968
Worcester	2 bed flat	2,490
	3 bed flat	2,362
	Mixed housing	1,978
Wyre Forest	Flats	1,969
	house	1,400
	Houses	2,770
Wychavon	Mix	1,689
	2 bed house	2,094
	3 bed house	1,940
	2 bed house	1,658
Wyre Forest	Low Flats	2,181
	Assisted living	8,227
	Assisted Living	2,870

Appraisal Variables by Charging Authority (£/m2)

	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16
	SUE 1	SUE 2	Greenfield 1	Greenfield 2	Greenfield 3	Brownfield redev. L	Urban Flats	Brownfield redev. M	Medium greenfield	Medium greenfield	Urban edge	Town centre flats	Ex garage site	Town Village Infill	Small Village Scheme	Village House
Bromsgrove	2,150	2,100	2,250	2,300	2,200	2,200	1,950	2,000	2,250	2,350	2,400	1,750	1,800	2,300	2,600	3,000
Malvern	2,100	2,200	2,250	2,175	2,200	1,950	2,750	1,800	2,150	2,150	2,300	3,000	2,000	2,000	2,250	2,500
Redditch	2,000	1,900	2,300	2,400	2,600	2,200	1,700	2,000	2,250	2,600	2,600	1,750	1,800	2,300	2,600	3,000
Worcester	2,000	2,200	2,100	2,100	2,100	2,000	2,500	1,850	2,200	2,300	2,500	2,500	1,900	200	2,600	2,750
Wychavon	2,000	2,200	2,300	2,250	2,700	2,700	1,800	2,000	1,900	2,100	2,600	1,900	2,300	3,000	3,500	3,000
Wyre Forest	2,250	2,200	2,400	2,250	2,350	2,000	1,800	1,900	1,650	2,100	2,250	2,500	2,000	2,600	2,600	2,500





Affordable Rent

Rent	80% of median rent / LHA Cap
Management	10%
Voids	4%
Repairs	6%
Yield	5.5% (18 YP)

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Affordable Assumptions

Social rent	£800/m2 (2 bed +/- £60,000)
Intermediate	70% of market value
Historic Grant	Typically £35,000/social rent
Grant, recycled grant, Right-to-buy receipts, Social to affordable rent conversions	



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Affordable - Values

Worth of Affordable Rent (£)						
	Bromsgrove	Malvern Hills	Redditch	Worcester	Wychavon	Wyre Forest
2 Bed						
Private Rent	575	750	575	600	575	500
Affordable Rent (80%)	460	600	460	480	460	400
Net Rent pa	4,416	5,760	4,416	4,608	4,416	3,840
Worth	80,291	104,727	80,291	83,782	80,291	69,818
£/m2	1,071	1,396	1,071	1,117	1,071	931
3 Bed						
Private Rent	680	820	625	700	695	675
Affordable Rent (80%)	544	656	500	560	556	540
Net Rent pa	5,222	6,298	4,800	5,376	5,338	5,184
Worth	94,953	114,502	87,273	97,745	97,047	94,255
£/m2	1,091	1,316	1,003	1,124	1,115	1,083

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Capitalised typical rents £/m ²			
	Rent£/m2	Yield	Capitalised Rent £/m2
Large industrial	50	6.50%	769
Large industrial (NE)	55	6.50%	846
Small industrial	55	7.50%	733
Small industrial (NE)	60	7.50%	800
Large office	110	7.50%	1,467
Large office (NE)	130	7.50%	1,733
Small office	120	8.00%	1,500
Small office (NE)	140	8.00%	1,750
Large retail (food)	140	5.00%	2,800
Large retail	100	7.00%	1,429
Shops	200	11.00%	1,818
Hotels		6.50%	2,150
Leisure	135	11.00%	1,227

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Alternative Use Value



1. Agricultural	£25,000 /ha
2. Paddock	£50,000 /ha
3. Residential	£750,000 /ha
4. Industrial	
	North east £400,000/ha
	Remainder £300,000/ha

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Development Costs



1. Construction	BCIS
2. Infrastructure	10% - 20%
3. Abnormals	15% Brownfield
4. Fees	10%
5. Contingencies	2.5% & 5%
6. Additional s106	£1,000/unit (ALL)
7. Interest	7%
8. Profit	20% (on Cost)

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Build Rates

1. Base	8 or 9 / quarter
2. Large greenfield	9 / quarter
3. SUEs (phases)	20 / quarter
4. Small sites	1 / month

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Site development assumptions							
Number	Site	Units	Area	Density	Average Unit Size		
					Units/ha	m2	m2/ha
1	SUE 1	314	8.50	37	81.9	25,723	3,026
2	SUE 2	250	8.00	31	82.9	20,730	2,591
3	Greenfield 1	133	3.75	35	92.5	12,301	3,280
4	Greenfield 2	88	2.50	35	95.2	8,376	3,350
5	Greenfield 3	81	1.80	45	78.8	6,386	3,548
6	Brownfield redev. L	70	1.40	50	78.1	5,466	3,904
7	Urban Flats	60	0.60	100	76.4	4,586	7,643
8	Brownfield redev. M	30	0.42	71	70.6	2,119	5,045
9	Medium Brownfield	24	0.40	60	69.3	1,663	4,158
10	Medium greenfield	24	0.57	42	90.5	2,171	3,809
11	Urban edge	12	0.30	40	86.8	1,041	3,470
12	Town centre flats	10	0.20	50	80.4	804	4,020
13	Ex garage site	5	0.12	42	84.6	423	3,525
14	Town Village Infill	4	0.10	40	83.5	334	3,340
15	Small Village Scheme	3	0.10	30	92.0	276	2,760
16	Village House	1	0.10	10	111.0	111	1,110
		1109	28.86		83	92,510	3,205



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Alternative Land Use and Uplift						
Number	Site	Alternative Land Use	Uplift	Additional	Viability Threshold	
					£/ha	%
1	SUE 1	Agricultural	25,000	15.00%	250,000	278,750
2	SUE 2	Agricultural	25,000	15.00%	250,000	278,750
3	Greenfield 1	Agricultural	25,000	15.00%	250,000	278,750
4	Greenfield 2	Agricultural	25,000	15.00%	250,000	278,750
5	Greenfield 3	Agricultural	25,000	15.00%	250,000	278,750
6	Brownfield redev. L	Industrial	300,000	15.00%		345,000
7	Urban Flats	Industrial	300,000	15.00%		345,000
8	Brownfield redev. M	Industrial	300,000	15.00%		345,000
9	Medium Brownfield	Industrial	300,000	15.00%		345,000
10	Medium greenfield	Agricultural	25,000	15.00%	250,000	278,750
11	Urban edge	Paddock	50,000	15.00%	250,000	595,000
12	Town centre flats	Industrial	300,000	15.00%		345,000
13	Ex garage site	Industrial	300,000	15.00%		345,000
14	Town Village Infill	Residential	750,000	15.00%		575,000
15	Small Village Scheme	Paddock	50,000	15.00%	250,000	307,500
16	Village House	Paddock	50,000	15.00%	250,000	307,500



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Current Affordable Target Additional Profit (£/m2)

Worcestershire CIL Viability Appraisals																
Additional Profit at Current Affordable Housing Targets																
£/m ²																
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16
Site Area	8.50	8.00	3.75	2.50	1.80	1.40	0.60	0.42	0.40	0.57	0.30	0.20	0.12	0.10	0.10	0.10
Units	314	250	133	88	81	70	60	30	24	24	12	10	5	4	3	1
Bromsgrove	139	83	362	434	450	208	-553	97	207	584	467	-250	-258	504	426	500
Malvern	242	307	496	483	601	180	231	123	282	576	593	937	202	274	160	108
Redditch	32	-45	380	492	734	206	-718	114	200	741	721	99	106	593	426	500
Worcester	71	201	293	323	419	108	-65	48	206	571	617	497	80	-1,129	426	304
Wychavon	57	186	414	413	832	585	-612	142	-26	409	681	42	377	1,019	1,094	500
Wyre Forest	287	248	534	451	615	138	-498	101	-184	427	411	485	35	803	426	108



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Zero Affordable Target Additional Profit (£/m2)

Worcestershire CIL Viability Appraisals																
Additional Profit at ZERO Affordable Housing																
£/m ²																
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16
Site Area	8.50	8.00	3.75	2.50	1.80	1.40	0.60	0.42	0.40	0.57	0.30	0.20	0.12	0.10	0.10	0.10
Units	314	250	133	88	81	70	60	30	24	24	12	10	5	4	3	1
Bromsgrove	379	347	541	606	601	451	-38	350	469	717	575	99	106	593	426	500
Malvern	345	416	541	519	601	275	540	203	397	572	502	1,022	257	363	160	108
Redditch	278	210	575	676	887	451	-228	350	469	899	721	99	106	593	426	500
Worcester	278	416	439	466	530	311	359	240	433	681	648	651	183	1,040	426	304
Wychavon	278	416	575	571	958	803	-152	350	219	536	721	213	486	1,104	1,094	500
Wyre Forest	446	416	642	571	708	311	-152	277	38	536	485	651	257	803	426	108



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Appraisal Results showing Additional Profit and Approximate Residual Value - Greenfield								
	Large Industrial	Small Industrial	Large Office	Small Office	Large Retail (Food)	Large Retail	Shops	Leisure
North Eastern Worcestershire								
Additional Profit					5,173,073		106,008	
Residual Land Worth (APPROX)					6,500,573		119,118	
Rural Worcestershire								
Additional Profit					5,243,693		106,308	
Residual Land Worth (APPROX)					6,516,193		119,185	
Appraisal Results showing Additional Profit and Approximate Residual Value - Brownfield								
	Large Industrial	Small Industrial	Large Office	Small Office	Large Retail (Food)	Large Retail	Shops	Leisure
North Eastern Worcestershire								
Additional Profit					3,968,745		78,813	
Residual Land Worth (APPROX)					5,416,245		96,513	
Rural Worcestershire								
Additional Profit					3,968,745		78,813	
Residual Land Worth (APPROX)					5,416,245		96,513	

Appraisal Results showing potential maximum CIL payment £/m²								
	Large Industrial	Small Industrial	Large Office	Small Office	Large Retail (Food)	Large Retail	Shops	Leisure
Greenfield								
North Eastern Worcestershire					862		707	
Rural Worcestershire					874		709	
Brownfield								
North Eastern Worcestershire					661		525	
Rural Worcestershire					477		529	

- Hotels £481/m2 Greenfield / £385 Brownfield
- Student £81/m2

Infrastructure Requirements
Costs of Infrastructure required to support new development

 LESS

Committed Funding

 =

Funding Gap

Infrastructure Requirements

 Use existing infrastructure evidence base Nationally Significant Infrastructure Projects (NSIP's)

 Conservative approach

- Some funding TBC
- Actual funding gap could be larger

 All have a funding gap

Setting CIL

- Viability Evidence
- Funding Gap
- Consultations

- Striking the Balance



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Striking the Balance

Regulation 14 sets out the context for setting the rates of CIL – the relevant parts say:

Setting rates

(1) In setting rates (including differential rates) in a charging schedule, a charging authority must aim to strike what appears to be an appropriate balance between—

(a) the desirability of funding from CIL (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and

(b) the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.

(2) In setting rates in a charging schedule, a charging authority may also have regard to actual and expected administrative expenses in connection with CIL to the extent that those expenses can be funded from CIL, in accordance with regulation 61.

'Appropriate balance' is expanded on in paragraphs 7 and 8 of the CIL Guidance:

7. By providing additional infrastructure to support development of an area, CIL is expected to have a positive economic effect on development across an area in the medium to long term. In deciding the rate(s) of CIL for inclusion in its draft charging schedule, a key consideration for authorities is the balance between securing additional investment for infrastructure to support development and the potential economic effect of imposing CIL upon development across their area. The CIL regulations place this balance of considerations at the centre of the charge-setting process. In view of the wide variation in local charging circumstances, it is for charging authorities to decide on the appropriate balance for their area and 'how much' potential development they are willing to put at risk through the imposition of CIL. The amount will vary. For example, some charging authorities may place a high premium on funding infrastructure if they see this as important to future economic growth in their area, or if they consider that they have flexibility to identify alternative development sites, or that some sites can be redesigned to make them viable. These charging authorities may be comfortable in putting a higher percentage of potential development at risk, as they anticipate an overall benefit.

8. In their background evidence on economic viability to the CIL examination, charging authorities should explain briefly why they consider that their proposed CIL rate (or rates) will not put the overall development across their area at serious risk. It is for charging authorities to decide what evidence they include. But, they might, for example, explain that they expect to be able to bring forward more sites (for authorities in England this might involve using their SHLAA evidence) or development to offset part of the risk to development as a result of the imposition of CIL, such that the imposition of CIL will not put the overall development of their area at risk.



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Other Matters

- Instalment Policy
- Spending CIL
- S106 payments
- The '123 List'



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3. Worcestershire New Build Asking Prices

Worcestershire New Build Asking Prices (£/m ²)							
Scheme	Place/address	Houses			Flats		
		Min	Max	Typical	Min	Max	Typical
Earls court Farm	Worcester	2,015	2,657	2,450			
Hamlet Place	Stourport on Severn	2,323	2,347	2,340			
Great Park	Rubery B45	2,071	3,075	2,450			
Waters Edge	Stourport on Severn	1,880	2,311	2,050	2,625	3,274	2,800
Willis Place	Brantford Rd Worcester WR2	2,119	2,566	2,400	2,528	3,532	
Honeybrook	Hawkestone Close, Kidderminster DY11	2,377	2,390				
Keepers Lock	Kidderminster DY10	2,085	2,245	2,180			
Spring Grove	Pershore WR10	2,466	2,553	2,500			
Abbeyfields	Evesham WR11	2,732	2,929	2,770			
Leyhill	Northfield B31	1,740	2,143	2,020	1,964	2,160	2,000
Waterside	Worcester WR1				3,284	4,271	3,525
Poppyfields	Evesham WR11						1,865
Diglis Water	Worcester WR5				2,039	4,259	2,500
Lavender Fields	Evesham WR11	2,564	3,132	2,750			
Farrington Parade	Norton, Worcester WR5	2,416	3,053	2,600			
Cornfields	Wythall, B47	2,726	4,036	3,600			
Broomhall Gardens	BroomHall WR5	2,417	2,940	2,600			
Malvern Vale	WR14	1,881	2,885	2,650	2,246	2,386	
The Meadows	Tewkesbury GL20	1,761	2,096	1,900			
Areley Grange	Stourport on Severn DY13	2,380	2,423				
Broadway Road	Evesham WR11			2,533			
Crumpfields Lane	Webheath B97			2,760			
Evesham Road	Astwood Bank B96			4,167			
Greenhill, London Road	Worcester WR5			2,065			
Pinvin	Pershore WR10			2,771			
Shrubbery Gardens	Kidderminster DY10			2,415			
The Briars	Habberley Road, Kidderminster DY11	2,115	2,432	2,150			
	Upton Road, Callow End WR2			3,204			

Orchard Croft	Barnt Green B45			3,471			
Orchard Close	Bredon GL20			2,100			
The Orchard	Welland, Malvern WR13	2,333	2,767	2,700			
Aldington	Aldington, Evesham WR11	2,209	3,588	2,650			
Woodhamcote Manor	Wolverley DY11	2,499	2,798				
Clent	Clent DY9				2,715	2,806	
Holly View Drive	Malvern WR13				2,960	4,434	3,750
Yates Hay Road	Malvern Link WR14			2,333			
Church Street	Kempsey, WR5			1,733			
Prospect Close	Malvern WR14						2,537
Abbey Springs	Pershore WR10						
Church Road	Aston Somerville, Broadway WR12	1,819	3,606				
	Tibberton WR9						
Old Post Office Lane	Badsey WR11		2,917				
Franchise Street	Kidderminster		1,636				
Elgar Lodge	Malvern WR14				3,542	3,607	
Chase Mews	Pershore WR10						2,703
	Evesham				2,213	2,232	
Padbury Close	Church Hill North B98	1,942	2,005				
Fairfield Close	Warden WR4		3,374				
Mill Lane	Kiddersminster DY11		2,100				
The Tontine	Stourport on Severn DY13						2,459
Mill Street	Kidderminster DY11				2,444	2,611	2,550
Castle Road	Kidderminster DY11				1,843	2,354	
Sandalwood	Comberton Rd Kidderminster DY10				1,584	2,165	
Fleming Way	Rubery Rednal B45	1,974	2,333				

Source: Market Survey 2012

4. Available Commercial Property

Offices 100m2 to 250m2

Worcester - + 3 miles



[Unit 12B, Shrub Hill Industrial Estate, Worcester, Worcestershire](#)

Rent: £7500.00 / Annum

Size: 1639 sq ft

Date Added: 21/10/2011

Description: The office premises are situated on the well established Shrub Hill Industrial Estate located within walking distance of Worcester City Centre and Shrub Hill Railway Station. The offices benefit from flexible lease terms with incentives, excellent on site security an...



[Unit 6, Shrub Hill Industrial Estate, Worcester, Worcestershire](#)

Rent: £9000.00 / Annum

Size: 2375 sq ft

Date Added: 29/11/2011

Description: The office premises are situated on the well established Shrub Hill Industrial Estate located within walking distance of Worcester City Centre and Shrub Hill Railway Station. The offices benefit from flexible lease terms with incentives, excellent on site security a...



[1 St Andrews House, Queen Street, Worcester](#)

Rent: £27000.00 / Annum

Size: 2212 sq ft

Date Added: 23/06/2012

Description: Unit 1 St Andrews House is prominently located, facing City Walls Road and the new Asda Superstore in Worcester City Centre. The property comprises a ground floor shop and first floor office premises. The property is available by way of an Assignment of the existing...

[St Swithins House, Trinity Street, Worcester, Worcestershire](#)

Rent: £4.00 - £4.00 / sq ft

Size: 539 - 4262 sq ft

Date Added: 21/11/2011

Description:

[1, 1 Courtyard Offices, St. Marys Street, Worcester, Worcestershire](#)

Size: 1686 - 1686 sq ft

Date Added: 21/11/2011

Description:



[Foregate Street, Worcester](#)

Rent: 225.00 - 275.00 / sq ft

Size: 150 - 8500

Date Updated: 11/02/2012

Description: An attractive serviced business centre located in the heart of Worcester with excellent transport access to and from Birmingham. Providing a high standard of flexible and cost-effective offices with a friendly, service minded team, reception area and 24 hour access. Sit...



[Bank House, 7 Shaw Street, Worcester, Worcestershire](#)

Rent: £12500.00 / Annum

Size: 2339 sq ft

Date Added: 25/05/2012

Description: The offices are situated in Worcester City Centre at the junction of Shaw Street and Farrier Street. They are within a short walk of Foregate Street Train Station and public pay & display car parks. The offices have a net internal area of approximately 165 sq m (1,68..



[County House, St Mary's Street/Foregate, Worcester, Worcestershire](#)

Price: GBP

Size: 100.00 - 2000.00 sq ft

Date Added: 17/01/2012

Description: Stunning centrally located serviced office space. Situated 2 mins walk from Foregate Street Railway Station. Flexible leases are available in a prominent four storey office building in central Worcester. Offices are provided on all floors with the upper parts enjoying e...



[Graveney House, Farrier Street, Worcester, Worcestershire](#)

Rent: £85500.00 / Annum

Size: 2500 - 8558 sq ft

Date Added: 31/05/2012

Description: Graveney House occupies a prominent position on the corner of The Butts and Farrier Street within a short walk of the heart of Foregate Street Train Station, Worcester Bus Station and Worcesters main shopping area. The motorway network is readily accesible with Junct...



[Marmion House, Copenhagen Street, Worcester, Worcestershire](#)

Rent: £8.00 / sq ft

Size: 538 - 1658 sq ft

Date Added: 15/03/2012

Description: Marmion House is prominently located on the High Street in Worcester City centre. Various Suites are available within the four storey office building, available individually or combined. Internally the Suites are well appointed throughout and benefit from Cat II light...



[85, High Street, Worcester](#)

Rent: £10800.00 / Annum

Size: 1544 sq ft

Date Added: 10/11/2011

Description: 85 High Street offices are on both second and third floors and have open plan areas, in addition to individual meeting rooms/offices. (Agency Pilot Software Ref: 825)



[5 College Street - 1st and 2nd Floors, Worcester, Worcestershire](#)

Rent: £7 / sq ft

Size: 828 - 1918 sq ft

Date Updated: 22/06/2012

Description: The 1st and 2nd Floors of 5 College Street provide a mixture of cellular and open plan accommodation comprising the following specification: Carpeting Gas fired central heating Self contained access Male & Female WCs The quoting rent is £7.00 ...



[Merrivale House, Deansway, Worcester, Worcestershire](#)

Rent: £10000.00 - £22000.00 / Annum

Size: 1257 sq ft

Date Added: 03/03/2012

Description: The property comprises a 3 storey office building, with the first and second floors being available either as a whole or on a floor by floor basis. The property is located in a prominent City Centre location adjacent to the Crowngate Shopping Centre and House of Fraser...



[The Waterside - Saggar House, Royal Worcester, Worcester, Worcestershire](#)

Rent: £10 / sq ft

Size: 2377 sq ft

Date Updated: 08/02/2012

Description: Saggar House was significantly extended in the 20th century and is being sensitively refurbished and extended to provide 4,788 sq ft of space with views over the canal. A stylish, contemporary glazed entrance feature reflects the modern, high specification within, whil...



[The Waterside - Throwing House, Royal Worcester, Worcester, Worcestershire](#)

Rent: £10 / sq ft

Size: 2626 - 5472 sq ft

Date Updated: 08/02/2012

Description: Throwing House offers 5,472 sq ft of high specification flexible office space arranged over two floors divided between two large, open plan offices to the front of the building and offices to the rear. The highly distinctive interior benefits from the retention of slim...

[The Waterside, Royal Worcester, Worcester, Worcestershire](#)

Size: 764 - 60625 sq ft

Date Updated: 09/09/2011

Description: The Waterside offers superb, high specification flexible office accommodation and easy access to quality amenities with the obvious attractions of a waterside setting. Public squares and landscaped areas ensure the scheme is an integral part of Worcester. Ranging from 2...



[Warmstry House, The Waterside, Worcester](#)

Price: POA

Size: 1733 - 18146 sq ft

Date Added: 22/02/2012

Description: Warmstry House is arranged around a secure courtyard, with allocated parking. The cutting edge design offers 18,146 sq ft (1,684 sqm) of flexible, modern high specification office space over three floors, each flooded with natural light and offering views over the cana...



[Saggar House, The Waterside, Worcester, Worcestershire](#)

Price: POA

Size: 2314 - 4650 sq ft

Date Added: 22/02/2012

Description: Saggar House was significantly extended in the 20th century, the building will be sensitively refurbished and extended to provide 4,650 sq ft (432 sq m) of space with views over the canal. A stylish, contemporary glazed entrance feature reflects the modern, high specifi...



[Throwing House, The Waterside, Worcester](#)

Price: POA

Size: 2400 - 5208 sq ft

Date Added: 22/02/2012

Description: Throwing House extends to 5,208 sq ft (484 sq m). The high specification flexible office space is arranged over two floors and is divided between two large, open-plan offices to the front of the building and offices to the rear. The highly distinctive interior benefit...



[High Point Business Park, Worcester, Worcestershire](#)

Size: 1500.00 - 100000.00 sq ft

Date Added: 18/06/2012

Description: TO LET / FOR SALE. The development will comprise of newly constructed office buildings of various sizes, set in an attractive landscaped environment as follows:- Buildings designed to suit exact requirements with sizes up to 100,000 ft² Flexible accommodation with a...



[First Floor, Bromyard Road, Worcester, Worcestershire](#)

Rent: £5700.00 / Annum

Size: 1145 sq ft

Date Added: 22/05/2012

Description: Oak House, Everoak Estate is situated on the West side of the City fronting the main Bromyard Road approximately 2 miles from the City Centre. The building occupies a prominent position in an established business location. Junction 7 of the M5 motorway, is readily acce...



[Ground Floor, Bromyard Road, Worcester, Worcestershire](#)

Rent: £14000.00 / Annum

Size: 2013 sq ft

Date Added: 22/05/2012

Description: Oak House, Everoak Estate is situated on the West side of the City fronting the main Bromyard Road approximately 2 miles from the City Centre. The building occupies a prominent position in an established business location. Junction 7 of the M5 motorway, is readily acce...



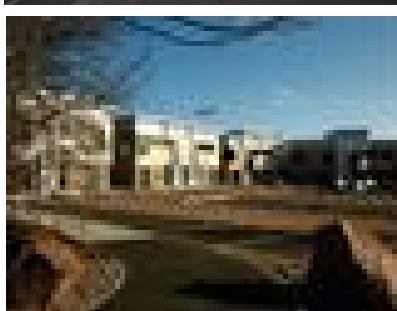
[Unit 2, Oak House Rear, Bromyard Road, Worcester, Worcestershire](#)

Rent: £11000.00 / Annum

Size: 2208 sq ft

Date Added: 22/05/2012

Description: *** UNDER OFFER *** Oak House is situated in an established commercial location benefiting from 5 allocated on site car parking spaces. The office premises offers is situated on the first floor and has potential for a variety of uses, subject to planning. (Agency Pil...



[Worcester Serviced Office Centre, Worcester Serviced Office Centre, The Triangle, Wildwood Drive, Worcester, Worcestershire](#)

Price: POA

Size: 50 - 2000 sq ft



Date Updated: 09/02/2012

Description: Wildwood Triangle is a prestigious individual office building of nearly 8,000 sq ft, providing serviced office space from one workstation upwards. Serviced offices are available on a simple licence for a period from one month to three years, with the option to ups...



[Shire Business Park, 2, 4a and 7 Brindley Court, Gresley Road, Worcester, Worcestershire](#)







Price: POA
Size: 417 - 3963 sq ft
Date Updated: 09/02/2012
Description:

Kidderminster + 3 miles

	<p>Crown House, Bull Ring, Kidderminster Price: GBP Rent: £6 / sq ft Size: 2238.91 - 19945.15 sq ft Date Updated: 08/05/2012 Description: Crown House is an 8 storey office building fronting Bullring. The property is prominently situated in the middle of Kidderminster town centre with the main Post Office occupying the ground floor. The premises benefit from the following facilities/specification: Open pla...</p>
	<p>Champion House, Green Street, Kidderminster, West Midlands Price: £11.50 per sq ft leasehold Rent: £11.50 / sq ft Size: 1240 - 2300 sq ft Date Updated: 11/02/2011 Description: Champion House provides high quality office space to let in Kidderminster. Set over three storeys, the former Grade II listed warehouse and mill is fully DDA compliant and offers flexible, high specification office space comprising a range of office suites and ...</p>

Bromsgrove + 3 miles

	<p>Aston Court, Bromsgrove, Worcestershire Price: £14.50 per square foot per annum or £175 per square foot Size: 1197 - 2507 sq ft Date Added: 26/06/2012 Description: . The cluster of 15 two storey buildings is finished to a high standard, offering occupiers flexible office accommodation in a secure environment with ample car parking. The design incorporates comfort cooling, suspended ceilings and raised access floors. Each office i...</p>
<p>Unit 6, Ground floor & First Floor Office Suite, Sugar Brook Court, Bromsgrove, Worcestershire Rent: £7.50 / sq ft Size: 1,100 - 2,350 sq ft Date Updated: 07/02/2012 Description:</p>	
	<p>(Flexible Space), Bromsgrove Technology Park (Basepoint), Bromsgrove, Worcestershire Price: GBP Size: 100.00 - 2000.00 sq ft Date Added: 17/01/2012 Description: Basepoint Bromsgrove offer a wide range of affordable small business accommodation to suit many different types of business. Office, Studio or Workshop use. Let on easy in - easy out terms.- Flexible office space- Meeting rooms - Lounge/Break out area- Digital Telephone...</p>

	<p>7, The Courtyard, Buntsford Drive, Bromsgrove, Worcestershire Size: 2196 sq ft Date Added: 09/05/2012 Description: Unit 7 is located within the modern office development of The Courtyard to the south of Bromsgrove with excellent transport links to both the M42 and M5 motorways. Unit 7 is a self contained end of terrace which was constructed in the mid 2000's and provides 2,196 sq f...</p>
	<p>Aston Court, Bromsgrove Technology Park, Bromsgrove Price: £175.00 Rent: 14.50 / sq ft Size: 1197 - 11995 sq ft Date Updated: 09/02/2012 Description: Aston Court is strategically located off the A38, situated centrally between junction 1 of the M42 and junction 5 of the M5. A courtyard development comprising 15 self contained office buildings arranged around a central landscaped courtyard and offering a high qualit...</p>
	<p>Buntsford Drive, Bromsgrove Rent: 149.50 / sq ft Size: 190 - 8900 Date Updated: 11/02/2012 Description: Bromsgrove, with its excellent shopping, sport and leisure facilities, has been identified as a town with the potential to be one of the top 25 UK centres for business growth in the 21st century. Avon House is a brand new building with more than 7,000 sq ft of business ...</p>
	<p>Bromsgrove Serviced Office Centre, Bromsgrove Serviced Office Centre, Avon House, Buntsford Drive, Bromsgrove, Worcestershire Price: POA Size: 50 - 2000 sq ft Date Updated: 09/02/2012 Description: Avon House is a new stand-alone office building, providing serviced office space from one workstation upwards. Serviced offices are available on a simple licence for a period from one month to three years, with the option to upsize or downsize as necessary.As part...</p>
	<p>Unit 10L Buntsford Business Park, Buntsford Park Road, Bromsgrove, Worcester Price: £130,000.00 Size: 1258 sq ft Date Added: 29/06/2012 Description: The property comprises a modern two-storey office building incorporating air conditioning high quality lighting, suspended ceilings and carpeting. The property also benefits from 3 car parking spaces located immediately to the front of the building. (Agency Pilot Sof...</p>
	<p>Bromsgrove Technology Park, Bromsgrove Price: POA Size: 120 - 8200 Date Updated: 11/02/2012 Description: This centre in Bromsgrove provides a wide range of affordable small business units, for office, studio or workshop use, to let on easy in-easy out terms. The centre provides accommodation ranging from micro units suitable for one person businesses, through to large link...</p>


<p>Barnsley Hall and Barnsley Court, Barnsley Hall and Barnsley Court, Barnsley Hall Road, Bromsgrove, Worcestershire Price: £14 per sq ft leasehold Rent: £14.00 / sq ft Size: 1119 - 7159 sq ft Date Added: 07/03/2011 Description: Barnsley Hall provides cellular offices to let in Bromsgrove from 2,336 sq ft, whilst neighbouring Barnsley Court offers modern, open plan office space available from 1,119 sq ft. Both buildings are available on flexible lease terms and benefit from excellent office car...</p>


Redditch + 3 miles


<p>Beech House, 5 Church Green East, Redditch, Worcestershire Size: 1392 - 3631 sq ft Date Added: 29/06/2011 Description:</p>

<p>Unit 6-7, Kingfisher Business Park, Redditch Price: £300,000.00 Rent: 26000.00 / Annum Size: 1536 - 3319 sq ft Date Updated: 06/04/2011 Description: The property forms 2 adjacent units which are interconnected providing both warehouse and office accommodation. The property is modern and built to a high specification whilst the units are available individually or combined. Car parking for 13 cars.</p>
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<p>2 Pound Court, Weights Lane Business Park, Redditch, Worcestershire Rent: 12540.00 / Annum Size: 1140 sq ft Date Updated: 09/02/2012 Description: A split level office, converted from a period farm building. Modern specification but retaining stripped beams. Allocated car parking, kitchen and separate WC's. 2 miles from M42 motorway. £12,540 + VAT per annum. Service charge is included.</p>
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	<p>4 to 7 The Oaks, Redditch, Worcestershire Size: 1289.00 - 3871.00 sq ft Date Added: 18/06/2012 Description: FOR SALE/TO LET. The Oaks is a popular modern office development providing two storey, self contained office buildings of traditional brick and block cavity wall construction, incorporating powder coated aluminium windows and with a pitched tiled roof. Buildings 4, 5, ...</p>
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	<p>The Oaks Business Centre Size: 2,150 - 12,435 sq ft Date Added: 15/06/2012 Description: • Shared ground floor entrance foyer• Raised access floor throughout• Air comfort cooling system• Radiator central heating• Suspended ceiling with recessed category II lighting throughout• Male and female toilets• Fully DDA compliant for disabled access• 8 person passen...</p>
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	<p>The Oaks, Clews Road, REDDITCH, Worcestershire Price: £8.00 per square foot per annum LH or £75.00 per square foot FH Rent: £8.0000 / sq ft Size: 2150 - 12435 sq ft Date Added: 06/06/2012 Description: Constructed in 1999 and forming part of the Oak Business Centre, this Grade A office building is the most prominently located property within the development. Constructed in 1999 and forming part of the Oak Business</p>
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Centre, this Grade A office building is the most prom...

Malvern + 3 Miles


	<p>Great Malvern Railway Station, Offices, Malvern Price: GBP Size: 1963.35 sq ft Date Added: 28/02/2012 Description: ***UNDER OFFER*** On behalf of London Midland Ltd. 182 sq m (1,963 sq ft). Ground and first floor office accommodation. Access from platform and forecourt. Parking available in station car park. 12,250 per annum rent. (From Caldes Software. Property Ref: N24366. Feb 28 ...</p>
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Tewsbury + 3 miles

	<p>Second and Third Floors, Sun Street, Tewkesbury Price: GBP Size: 129.7 - 379.69 sq m Date Updated: 10/05/2012 Description: Second and third floor offices forming part of a 1980's building with accommodation on 4 levels. The ground and first floors are occupied by the library and part of the second floor is occupied by BPL Architects. The subject premises comprise open plan offices with peri...</p>
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	<p>Sun Street, TEWKESBURY Price: GBP Size: 1400.4 - 2851.06 sq ft Date Updated: 20/06/2012 Description: Office Premises The available accommodation is located on the second and third floors and comprise of modern attractive open plan office space, which can be accessed via a lift or communal stairwell. (From Caldes Software. Property Ref: N65256. Jun 20 2012 6:48PM)</p>
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<p>Tewkesbury Business Park, Tewkesbury Price: POA Size: 120 - 8200 Date Updated: 11/02/2012 Description: This unique business centre contains 70 small business units, offering a wide range of unit designs suitable for office, workshop or studio use. The centre is managed by a full time on site team. All units are available to let on a rolling two week licence. That means w...</p>

	<p>Severn Drive, Tewkesbury Price: POA Size: 200 - 9000 Date Updated: 09/02/2012 Description: Miller Court provides a number of options for occupiers to locate to new high quality offices. The development has a range of high specification office buildings from 1,035 sq ft to 10,070 sq ft (96.15 sq m to 935.53 sq m). The self contained detached and semi-detached ...</p>
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	<p>Miller Court, Miller Court, Tewkesbury Price: GBP Size: 185.8 - 1207.74 sq m Date Updated: 10/05/2012 Description: LAST REMAINING UNIT. Unit 15 available in part or as a whole. BUSINESS RATES PAID FOR 1 YEAR (enquire for more details). Modern, highly specified offices to let close to Junction 9 of the M5. Allocated car parking and flexible terms available. (From Caldes Software. Pro...</p>
	<p>5 Miller Court, Severn Drive, TEWKESBURY, Gloucestershire Rent: £11.00 / sq ft Size: 1,000 - 2,306 sq ft Date Added: 17/05/2012 Description: * AVAILABLE AS A WHOLE OR ON A FLOOR-BY-FLOOR BASIS * NO LIABILITY FOR EXTERNAL MAINTENANCE OR REPAIR *A modern semi-detached office building finished to a high specification to include air-conditioning, eight allocated car parking spaces, security alarm, IT cabling, Ca...</p>
	<p>Offices at Formal Industrial Park, Northway Lane, Tewkesbury Price: GBP Size: 9.3 - 2322.58 sq m Date Updated: 10/05/2012 Description: Modern, well specified office accommodation with car parking available on a flexible basis from single rooms to extensive areas in an accessible and secure location. (From Caldes Software. Property Ref: N3189. May 10 2012 4:13PM)</p>



Evesham + 5 miles





	<p>10 Abbey Lane Court, 10 Abbey Lane Court, Abbey Lane, Evesham, Worcestershire Price: £185.00 (£185 per sq ft freehold; £12.50 per sq ft leasehold) Rent: £12.50 / sq ft Size: 1100 sq ft Date Updated: 09/02/2012 Description: Abbey Lane Court is a brand new development of self-contained, two-storey office buildings in Evesham town centre, built to the highest standard. Building 10 comprises one ground floor office suite, benefitting from the following specification: Specificati...</p>
	<p>3-3 3 Abbey Lane Court, 3 Abbey Lane Court, Abbey Lane, Evesham, Worcestershire Price: £12 per sq ft leasehold Size: 505 - 1129 sq ft Date Updated: 11/02/2012 Description: Set with an attractive courtyard office development, 3 Abbey Lane Court provides high quality office space to let in Evesham. Fully decorated and carpeted throughout, the two-storey, high specification office is available as a whole (comprising 10-14 workstations) or on...</p>






	<p>Crab Apple Way, Evesham, Worcestershire Rent: 10.00 / sq ft Size: 2281 sq ft Date Updated: 09/02/2011 Description: First floor offices with 9 parking space to let. Rent only £10.00 per square foot to include business rates, electricity and heating.</p>
	<p>Basepoint Evesham, Crab Apple Way, Evesham Price: POA Size: 102 - 7117 sq ft Date Added: 04/02/2011 Description: Units available: -• Offices and business units• Incubators for start-up businesses• Virtual offices• Second floor totalling 7,117 sq ftRents fully inclusive of: - • Business rates• External repairs• Building insurance• Waste disposal• Service charge• On-site managementF...</p>
<p>Crabb Apple Way, Evesham Price: POA Size: 140 - 8400 Date Updated: 11/02/2012 Description: Brand new purpose built business centre situated in the heart of Vale Park bringing a fresh flexible approach for small and medium businesses. The centre offers a wide range of units with instant access on easy in, easy out terms including furnished incubators for star...</p>	







Offices – Over 250m2




Worcester - + 3 miles

	<p>Former History Centre, Trinity Street, Worcester Rent: £25000.00 / Annum Size: 7127 sq ft Date Added: 23/06/2012 Description: Former library and history centre with the potential for a number of uses to include non-residential institutional, financial & professional services or retail (subject to planning). Short term leases are being offered for no more than 2 years outside the Landlord and ...</p>
<p>St Swithins House, Trinity Street, Worcester, Worcestershire Rent: £4.00 - £4.00 / sq ft Size: 539 - 4262 sq ft Date Added: 21/11/2011 Description:</p>	
	<p>Foregate Street, Worcester Rent: 225.00 - 275.00 / sq ft Size: 150 - 8500 Date Updated: 11/02/2012 Description: An attractive serviced business centre located in the heart of Worcester with excellent transport access to and from Birmingham. Providing a high standard of flexible and cost-effective offices with a friendly, service minded team, reception area and 24 hour access. Sit...</p>



	<p>Pierpoint House, Pierpoint Street, Worcester Price: £350,000.00 Rent: £4750.00 - £20000.00 / Annum Size: 3556 sq ft Date Added: 15/02/2012 Description: *** UNDER OFFER *** Pierpoint House is situated in a prominent position on the corner of Pierpoint Street and Sansome Walk in Worcester City Centre. The property benefits from Planning Permission for demolition and redevelopment of a 4 storey building - ground and f...</p>
<p>Office 548 sq.ft, 1-1 Office 548 sq.ft, The Cross/Trinity Passage, Worcester Price: POA Size: 548 Date Updated: 15/03/2012 Description: Details available soon</p>	
	<p>Graveney House, Farrier Street, Worcester, Worcestershire Rent: £85500.00 / Annum Size: 2500 - 8558 sq ft Date Added: 31/05/2012 Description: Graveney House occupies a prominent position on the corner of The Butts and Farrier Street within a short walk of the heart of Foregate Street Train Station, Worcester Bus Station and Worcesters main shopping area. The motorway network is readily accesible with Junct...</p>
<p>Waterside, Finger Wharf, Worcester, Worcestershire Price: £500,000.00 (Sought in excess of) Size: 7888 - 7888 sq ft Date Updated: 29/02/2012 Description:</p>	
	<p>Unicorn Chambers, Broad Street, Worcester Rent: £21500.00 / Annum Size: 3067 sq ft Date Added: 27/06/2012 Description: *** UNDER OFFER *** Unicorn Chambers is an imposing building where offices are located at first, second and third floor levels overlooking Broad Street. It is arranged as a number of large open plan offices and benefits from excellent natural light. (Agency Pilot So...</p>
	<p>Century House, Worcester Price: POA Rent: £150,000 / Annum Size: 443.8 - 1,048.6 sq m Date Updated: 06/02/2012 Description: On the Instructions of Siemens Real Estate Ltd Modern two storey office building. Located approx 3 miles north of Worcester & 1/4 mile from J6 of M5. Self-contained office/R&D suite with raised floors, air conditioning, male and female WCs. 27 allocated car parking space...</p>
<p>The Waterside, Armstrong House - Restaurant Opportunity, Royal Worcester, Worcester, Worcestershire Size: 4604 sq ft Date Updated: 09/09/2011 Description: Armstrong House represents a rare opportunity to acquire high quality restaurant accommodation in a new, landmark building. Clad in mellow brick with a strong industrial aesthetic, Armstrong House has a striking facade to both the canal and Mills Cross. Armstrong House of...</p>	

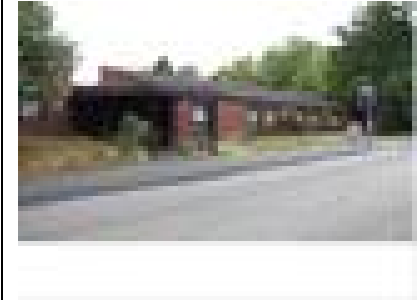
	<p>The Waterside - Slip House, Royal Worcester, Worcester, Worcestershire Rent: £10 / sq ft Size: 3127 sq ft Date Updated: 08/02/2012 Description: Slip House is a two storey office building with 3,127 sq ft of superb specification, open plan office space currently available at ground floor. Newly formed windows and a new feature double glazed roofing system flood the entire length of the building with natural ligh...</p>
	<p>The Waterside - Warmstry House, Royal Worcester, Worcester, Worcestershire Rent: £10 / sq ft Size: 4715 - 18271 sq ft Date Updated: 08/02/2012 Description: Warmstry House is arranged around a secure courtyard, with allocated parking. The cutting edge design has been incorporated to achieve the highest environmental standards with a BREEAM "Excellent" rating. Warmstry House offers 18,271 sq ft of flexible, modern high spe...</p>
	<p>The Waterside - Throwing House, Royal Worcester, Worcester, Worcestershire Rent: £10 / sq ft Size: 2626 - 5472 sq ft Date Updated: 08/02/2012 Description: Throwing House offers 5,472 sq ft of high specification flexible office space arranged over two floors divided between two large, open plan offices to the front of the building and offices to the rear. The highly distinctive interior benefits from the retention of slim...</p>
<p>The Waterside, Royal Worcester, Worcester, Worcestershire Size: 764 - 60625 sq ft Date Updated: 09/09/2011 Description: The Waterside offers superb, high specification flexible office accommodation and easy access to quality amenities with the obvious attractions of a waterside setting. Public squares and landscaped areas ensure the scheme is an integral part of Worcester. Ranging from 2...</p>	
	<p>Slip House, The Waterside, Worcester Price: POA Size: 3152 - 6854 sq ft Date Added: 22/02/2012 Description: The building provides 6,854 sq ft (637 sq m) of superb specification open-plan office space arranged over 2 floors. Newly formed windows and a new feature double glazed roofing system flood the entire length of the building with natural light. The offices can be let o...</p>
	<p>Warmstry House, The Waterside, Worcester Price: POA Size: 1733 - 18146 sq ft Date Added: 22/02/2012 Description: Warmstry House is arranged around a secure courtyard, with allocated parking. The cutting edge design offers 18,146 sq ft (1,684 sqm) of flexible, modern high specification office space over three floors, each flooded with natural light and offering views over the cana...</p>

	<p>. Saggar House, The Waterside, Worcester, Worcestershire Price: POA Size: 2314 - 4650 sq ft Date Added: 22/02/2012 Description: Saggar House was significantly extended in the 20th century, the building will be sensitively refurbished and extended to provide 4,650 sq ft (432 sq m) of space with views over the canal. A stylish, contemporary glazed entrance feature reflects the modern, high specifi...</p>
	<p>Throwing House, The Waterside, Worcester Price: POA Size: 2400 - 5208 sq ft Date Added: 22/02/2012 Description: Throwing House extends to 5,208 sq ft (484 sq m). The high specification flexible office space is arranged over two floors and is divided between two large, open-plan offices to the front of the building and offices to the rear. The highly distinctive interior benefit...</p>
	<p>High Point Business Park, Worcester, Worcestershire Size: 1500.00 - 100000.00 sq ft Date Added: 18/06/2012 Description: TO LET / FOR SALE. The development will comprise of newly constructed office buildings of various sizes, set in an attractive landscaped environment as follows:- Buildings designed to suit exact requirements with sizes up to 100,000 ft² Flexible accommodation with a...</p>
	<p>The Coach House, Droitwich Road, Worcester, Worcestershire Price: GBP Size: 5966.00 sq ft Date Added: 31/05/2012 Description: The Coach House is situated in a prominent position on the Perdiswell Park office development and comprises a Grade II listed, two storey building which was converted for office use in 2002. The property is accessed via a feature ground floor entrance reception hall an...</p>
	<p>1 Kings Court, Newtown Road, Worcester Price: GBP Size: 3811.03 - 10515.08 sq ft Date Updated: 25/02/2012 Description: Kings Court, Worcester is a modern office development situated on Newtown Road, Worcester which is one of the main arterial routes into the city centre. Built in 2001, Kings Court offers an excellent position for businesses to locate, approximately three miles to the ea...</p>
	<p>One Kings Court, Charles Hastings Way, Worcester, Worcestershire Price: GBP Size: 4000.00 - 21126.00 sq ft Date Added: 14/05/2012 Description: Modern, Headquarters style, three storey office building with landscaped environment including a central water feature. Ground & first floor accommodation to be refurbished. Large open plan floor plates.- Prominent and highly visible building- Ground & first floor accom...</p>





	<p>Brook Court, Whittington Hall, Worcester, Worcestershire Size: 3897.00 sq ft Date Added: 18/06/2012 Description: Whittington Hall Park is an established business location with a mix of accommodation ranging from Grade A offices, period offices in the Hall, the entrance lodge and early 1980s office accommodation. It provides a unique opportunity for businesses seeking contemporary...</p>
	<p>Teme House, Whittington Hall, Worcester, Worcestershire Size: 2871.00 - 7183.00 sq ft Date Added: 18/06/2012 Description: Teme House is a newly built, prestigious, high specification headquarter office building. It is situated extremely close to Junction 7 of the M5. The Grade A specification includes: Fully raised accessed floor Combined cooling/heating system Suspended ceiling 30 ...</p>
	<p>Whittington Hall, Worcester, Worcestershire Size: 5,055 sq ft Date Updated: 30/03/2012 Description: Located within a five minute drive of Junction 7 of the M5. The self contained building has recently been comprehensively refurbished to provide air conditioning and raised floors. 39 on site car parking spaces are provided.</p>
<p>Shire Business Park, 2, 4a and 7 Brindley Court, Gresley Road, Worcester, Worcestershire Price: POA Size: 417 - 3963 sq ft Date Updated: 09/02/2012 Description:</p>	






Kidderminster + 3 miles

	<p>Crown House, Bull Ring, Kidderminster Price: GBP Rent: £6 / sq ft Size: 2238.91 - 19945.15 sq ft Date Updated: 08/05/2012 Description: Crown House is an 8 storey office building fronting Bullring. The property is prominently situated in the middle of Kidderminster town centre with the main Post Office occupying the ground floor. The premises benefit from the following facilities/specification: Open pla...</p>
	<p>Consterdyne, 6 Mason Road, Kidderminster, Worcestershire Size: 5000 sq ft Date Added: 07/06/2012 Description: * Existing care home - 10 residents * Over 5,000 sq ft (465 sq m) existing building * Large site - potential for extension * Vacant possession on completion * Suitable for alternative uses, subject to planning (Agency Pilot Software Ref: 1340)</p>





	<p>Former Day Centre, Coventry Street, Kidderminster, Worcestershire Price: £275,000.00 (Guide Price) Size: 7833 sq ft Date Updated: 16/02/2012 Description: The property comprises 7,833 sq ft GIA. It was originally purpose built as a Day Care Centre in the 1970's. It is of brick construction, has a pent pitched tiled roof and is single storey. Internally there are a mixture of large open plan day care rooms, together with a...</p>
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Bromsgrove + 3 miles

	<p>Second Floor, Grosvenor House, High Street, Bromsgrove, Worcestershire Price: POA Size: 3283 sq ft Date Updated: 17/10/2011 Description: Premises located fronting on to the High Street, which is the main shopping area in Bromsgrove town centre. The premises are situated in a purpose built three storey building with the subject suites located on the 1st and 2nd floors. The premises are accessed via a pede...</p>
	<p>Bromsgrove, Bromsgrove Price: POA Size: 290 - 9900 Date Updated: 11/02/2012 Description: Aston Court is a courtyard development at Bromsgrove Technology Park - comprising 15 self contained office buildings arranged around a central landscaped courtyard, offering a high quality specification throughout. The cluster of two storey buildings is finished to a hi...</p>
	<p>Aston Court, Bromsgrove Technology Park, Bromsgrove Price: £175.00 Rent: 14.50 / sq ft Size: 1197 - 11995 sq ft Date Updated: 09/02/2012 Description: Aston Court is strategically located off the A38, situated centrally between junction 1 of the M42 and junction 5 of the M5. A courtyard development comprising 15 self contained office buildings arranged around a central landscaped courtyard and offering a high qualit...</p>
	<p>Avon House, Avon House, Buntsford Drive, Stoke Prior, Bromsgrove, Worcestershire Rent: 16.50 / sq ft Size: 2830 - 6975 sq ft Date Added: 15/09/2010 Description: Avon House offers a brand new four-storey Grade A office building available on a floor by floor basis. Opportunely located within easy access of the M5 and M42 motorway networks and within minutes of Bromsgrove town centre's local amenities, Avon House presents an...</p>


	<p>Buntsford Drive, Bromsgrove Rent: 149.50 / sq ft Size: 190 - 8900 Date Updated: 11/02/2012 Description: Bromsgrove, with its excellent shopping, sport and leisure facilities, has been identified as a town with the potential to be one of the top 25 UK centres for business growth in the 21st century. Avon House is a brand new building with more than 7,000 sq ft of business ...</p>
	<p>Bromsgrove Technology Park, Bromsgrove Price: POA Size: 120 - 8200 Date Updated: 11/02/2012 Description: This centre in Bromsgrove provides a wide range of affordable small business units, for office, studio or workshop use, to let on easy in-easy out terms. The centre provides accommodation ranging from micro units suitable for one person businesses, through to large link...</p>
	<p>Unity House, Buntsford Park Road, BROMSGROVE, Worcestershire Price: £225,000.00 (Asking Price £225,000) Size: 2889 sq ft Date Added: 06/12/2011 Description: Modern Two Storey Office Buildings. The property comprises two semi-detached modern two storey office buildings of traditional brick and block cavity wall construction, surmounted by a pitched tiled roof that have been linked together at ground floor level. Internally t...</p>
	<p>Barnsley Hall and Barnsley Court, Barnsley Hall and Barnsley Court, Barnsley Hall Road, Bromsgrove, Worcestershire Price: £14 per sq ft leasehold Rent: £14.00 / sq ft Size: 1119 - 7159 sq ft Date Added: 07/03/2011 Description: Barnsley Hall provides cellular offices to let in Bromsgrove from 2,336 sq ft, whilst neighbouring Barnsley Court offers modern, open plan office space available from 1,119 sq ft. Both buildings are available on flexible lease terms and benefit from excellent office car...</p>
	<p>Topaz, Birmingham Road, Birmingham Rent: £17.50 Size: 2800 - 26830 sq ft Date Added: 19/09/2011 Description: Maximus have now secured the first 2 pre lets for this high quality business park scheme in Bromsgrove adjacent to Junction 1 M42. The scheme is now under construction with practical completion scheduled for October 2010. The scheme will provide seven semi detached unit...</p>

Redditch + 3 miles

	<p>St. Stephen's House, Easemore Road, Redditch Price: GBP Rent: £8.96 / sq ft Size: 7250.06 - 14508.15 sq ft Date Updated: 25/02/2012 Description: St Stephen's House is located off the Redditch Ringway, on the corner of Easemore Road and Prospect Hill. It is situated opposite the Red House and adjacent to Grosvenor House. Redditch is located in the West Midlands, approximately 20 miles South of Birmingham, 24 mile...</p>
<p>Beech House, 5 Church Green East, Redditch, Worcestershire Size: 1392 - 3631 sq ft Date Added: 29/06/2011 Description:</p>	
	<p>Prospect House (Grd & 1st), Fishing Line Road, Redditch, Worcestershire Price: GBP Rent: 13.74 / sq ft Size: 5000 - 20270 sq ft Date Added: 15/05/2012 Description: Prospect House is located on the fringe of Redditch Town centre accessible immediately off Access 8 of the Redditch Ringway. The property is approx 5 miles from J2 of the M42 and 30 mins from Birmingham International Airport. The building is available by way of assignme.</p>
<p>Unit 6-7, Kingfisher Business Park, Redditch Price: £300,000.00 Rent: 26000.00 / Annum Size: 1536 - 3319 sq ft Date Updated: 06/04/2011 Description: The property forms 2 adjacent units which are interconnected providing both warehouse and office accommodation. The property is modern and built to a high specification whilst the units are available individually or combined. Car parking for 13 cars.</p>	
	<p>3 Paper Mill Drive (Formerly DSM House), Redditch, Worcestershire Size: 3787.00 sq ft Date Added: 18/06/2012 Description: Detached, modern office building in an attractive landscaped environment. The offices are currently partitioned to provide a mixture of open plan and cellular accommodation to the following specification: Fully raised access floors Carpeted Suspended ceilings with r..</p>
	<p>Ipsley Court, Berrington Close, Redditch, Worcestershire Size: 43068 sq ft Date Added: 08/06/2012 Description: The Grade II listed buildings are divided into the north and south wings, with the modern accommodation built between the two, acting as a link between the Grade II listed properties. The north wing is of two storey red brick construction with a steeply pitched tiled h...</p>


	<p>4 to 7 The Oaks, Redditch, Worcestershire Size: 1289.00 - 3871.00 sq ft Date Added: 18/06/2012 Description: FOR SALE/TO LET. The Oaks is a popular modern office development providing two storey, self contained office buildings of traditional brick and block cavity wall construction, incorporating powder coated aluminium windows and with a pitched tiled roof. Buildings 4, 5, ...</p>
	<p>The Oaks Business Centre Size: 2,150 - 12,435 sq ft Date Added: 15/06/2012 Description: • Shared ground floor entrance foyer• Raised access floor throughout• Air comfort cooling system• Radiator central heating• Suspended ceiling with recessed category II lighting throughout• Male and female toilets• Fully DDA compliant for disabled access• 8 person passen.</p>
	<p>The Oaks, Clews Road, REDDITCH, Worcestershire Price: £8.00 per square foot per annum LH or £75.00 per square foot FH Rent: £8.0000 / sq ft Size: 2150 - 12435 sq ft Date Added: 06/06/2012 Description: Constructed in 1999 and forming part of the Oak Business Centre, this Grade A office building is the most prominently located property within the development. Constructed in 1999 and forming part of the Oak Business Centre, this Grade A office building is the most prom...</p>




Malvern + 3 Miles

	<p>Malvern Technology Centre, St Andrews Road, Malvern Price: GBP Size: 2973.03 - 80097.61 sq ft Date Updated: 25/02/2012 Description: Five self contained office buildings situated on the prestigious 60 acre Malvern Technology Centre situated approximately 8 miles to the South West of Worcester City Centre, 35 miles to the South of Birmingham and 8 miles to junction 7 of the M5 Motorway. The high level ...</p>
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Tewksbury + 3 miles


Evesham + 5 miles




	<p>Lower Leys, Evesham, Worcestershire Price: £300,020.00 Size: 7992 sq ft Date Updated: 02/07/2012 Description: The property comprises a purpose built office building of traditional masonry. The property benefits from suspended ceilings in part with inset lighting, perimeter heating and trunking for power and data cabling. The site extends to approximately 0.193 hectares (0.47 ac..</p>
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	<p>Banner House, Briar Close, Evesham Price: £170,000.00 (GBP) Size: 3188.3 sq ft Date Updated: 22/05/2012 Description: The property comprises a detached two storey plus basement office building which appears to be of traditional reinforced concrete frame construction with brick elevations beneath a double pitched tiled roof with single glazed timber framed windows. The building appears ...</p>
	<p>Banner House, Briar Close, Evesham, Worcestershire Price: £170,000.00 Size: 1363.00 - 3188.00 Date Updated: 02/07/2012 Description: Self-contained office building within walking distance of the town centre. 3,188 sq.ft (296.17 sq.m) plus ancillary accommodation and basement storage of 1,000 ft (92.90 sq.m)</p>
	<p>Basepoint Evesham, Crab Apple Way, Evesham Price: POA Size: 102 - 7117 sq ft Date Added: 04/02/2011 Description: Units available: -• Offices and business units• Incubators for start-up businesses• Virtual offices• Second floor totalling 7,117 sq ftRents fully inclusive of: - • Business rates• External repairs• Building insurance• Waste disposal• Service charge• On-site managementF..</p>
<p>Crabb Apple Way, Evesham Price: POA Size: 140 - 8400 Date Updated: 11/02/2012 Description: Brand new purpose built business centre situated in the heart of Vale Park bringing a fresh flexible approach for small and medium businesses. The centre offers a wide range of units with instant access on easy in, easy out terms including furnished incubators for star...</p>	



Industrial 100m2 to 500m2

Worcester - + 3 miles



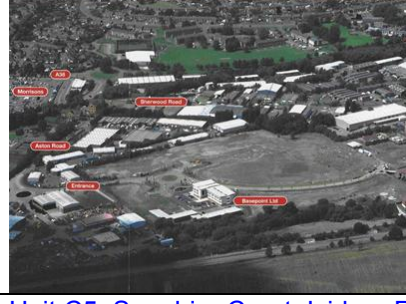
	<p>Unit 10G, Shrub Hill Road, Worcester, Worcestershire Rent: £14282.00 / Annum Size: 3405 sq ft Date Added: 02/09/2011 Description: An industrial unit situated on the established Shrub Hill Industrial Estate, having previously operated as a trade counter.(Agency Pilot Ref: 172)</p>
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	<p>Unit 11C, Shrub Hill Industrial Estate, Worcester, Worcestershire Rent: £20000.00 / Annum Size: 5163 sq ft Date Added: 27/01/2012 Description: Unit 11C is situated on the well established Shrub Hill Industrial Estate located within walking distance of Worcester City Centre and Shrub Hill Railway Station and approximately 4 miles distance from Junctions 6 & 7 of the M5 motorway. The Unit benefits from flex...</p>
<p>Unit 18 Worcester Trade Park, Sheriff Street Industrial Estate, Worcester, Worcestershire Size: 3475 - 3475 sq ft Date Added: 14/11/2011 Description:</p>	
<p>Unit 16 Worcester Trade Park, Sherriff Street Industrial Estate, Worcester, Worcestershire Size: 5130 - 5130 sq ft Date Added: 14/11/2011 Description:</p>	
<p>1-3 Wassage Way, Wassage Court, Droitwich, Worcestershire Rent: £7000 - £13500 / Annum Size: 1213 - 6224 sq ft Date Added: 15/06/2011 Description:</p>	
	<p>Century House, Worcester Price: POA Rent: £150,000 / Annum Size: 443.8 - 1,048.6 sq m Date Updated: 06/02/2012 Description: On the Instructions of Siemens Real Estate Ltd Modern two storey office building. Located approx 3 miles north of Worcester & 1/4 mile from J6 of M5. Self-contained office/R&D suite with raised floors, air conditioning, male and female WCs. 27 allocated car parking space...</p>
<p>Unit 60B Blackpole Trading Estate West, WORCESTER, Worcestershire Size: 3932 - 3932 sq ft Date Added: 01/05/2012 Description:</p>	
	<p>Unit 60B, Blackpole Trading Estate West, Worcester, Worcestershire Rent: £16000 / Annum Size: 3932 sq ft Date Updated: 30/04/2012 Description: The property is located on the Blackpole Trading Estate West, an established industrial estate approx three miles from J6 of M5 and three miles north of Worcester city centre. Unit 60B comprises a mid terrace unit of brick construction with a timber framed roof. Extern...</p>

Kidderminster + 3 miles

	<p>Unit 1, Stourport Road, Kidderminster, Worcestershire Price: £300,000.00 Rent: £17650.00 / Annum Size: 3530 sq ft Date Added: 27/04/2012 Description: Foely Business Park comprises 10 roadside Business Units adjacent to the A451. Unit 1 has a prominent frontage to the main road comprising a high bay warehouse area, ground floor showroom and office, with a substantial mezzanine floor above with loading up to 5.00 KN/sq...</p>
	<p>32b, Coppice Trading Estate, Kidderminster, Worcestershire Price: £170,000.00 Rent: £18500.00 / Annum Size: 721 - 3963 sq ft Date Added: 15/05/2012 Description: The property comprises a traditional industrial unit in an established commercial location off the main A451 Stourport Road. The unit is in three separate bays with a secure fenced perimeter and car parking directly to the front of the property. The bays can easily be</p>

Bromsgrove + 3 miles

	<p>Units 4E and 4F, Sherwood Road, Bromsgrove, Worcestershire Price: £54,800 per annum Size: 3306 - 9903 sq ft Date Added: 16/04/2012 Description: Established business location Modern premises incorporating office accommodation, workshop/storage space and secure external yard Can be sub-divided The premises were constructed in the 1990's and consist of two self-contained steel portal framed buildings, with part bri..</p>
	<p>Unit 3, Aston Fields Trading Estate, Aston Road, Bromsgrove, Worcestershire Rent: £15000 / Annum Size: 2398 sq ft Date Updated: 11/08/2011 Description: The unit is located on the Aston Fields Trading Estate, Phase II, just off the busy A38, approx 1½ miles from Bromsgrove town centre. The A38 north bound provides access to J1 of M42 and south bound to J5 of M5. The unit comprises a single storey brick built warehouse ..</p>
	<p>Bromsgrove Technology Park, Bromsgrove, Worcestershire Price: POA Size: 5000 - 100000 sq ft Date Added: 06/06/2012 Description:</p>
<p>Unit C5, Sapphire Court, Isidore Road, Bromsgrove Technology Park, Bromsgrove, Worcestershire Price: £128,000.00 Rent: £10750 / Annum Size: 1402 sq ft Date Added: 02/12/2011</p>	


<p>Unit C4, Sapphire Court, Isidore Road, Bromsgrove, Worcestershire Price: £128,000.00 Rent: £10750 / Annum Size: 1405 sq ft Date Added: 02/12/2011</p>	
<p>Unit F1, Sapphire Court, Isidore Road, Bromsgrove Technology Park, Bromsgrove, Worcestershire Price: £289,000.00 Rent: £22500 / Annum Size: 3173 sq ft Date Added: 02/12/2011</p>	
<p>Unit F2, Sapphire Court, Isidore Road, Bromsgrove Technology Park, Bromsgrove, Worcestershire Price: £227,000.00 Rent: £18000 / Annum Size: 2451 sq ft Date Added: 02/12/2011</p>	
<p>Unit F4, Sapphire Court, Isidore Road, Bromsgrove Technology Park, Bromsgrove, Worcestershire Price: £287,000.00 Rent: £23000 / Annum Size: 3055 sq ft Date Added: 02/12/2011</p>	
<p>Unit F3, Sapphire Court, Isidore Road, Bromsgrove Technology Park, Bromsgrove, Worcestershire Price: £220,000.00 Rent: £17750 / Annum Size: 2378 sq ft Date Added: 02/12/2011</p>	
<p>Unit C3, Sapphire Court, Isidore Road, Bromsgrove, Worcestershire Price: £235,000.00 Rent: £18500 / Annum Size: 2591 sq ft Date Added: 02/12/2011</p>	
<p>D1, Sapphire Court, Isidore Road, Bromsgrove Technology Park, Bromsgrove, Worcestershire Price: £485,000.00 Rent: £36500 / Annum Size: 5378 sq ft Date Added: 02/12/2011</p>	
<p>Unit D2, Sapphire Court, Isidore Road, Bromsgrove Technology Park, Bromsgrove, Worcestershire Price: £347,000.00 Rent: £26750 / Annum Size: 3847 sq ft Date Added: 02/12/2011</p>	
<p>Unit D3, Sapphire Court, Isidore Road, Bromsgrove Technology Park, Bromsgrove, Worcestershire Price: £288,000.00 Rent: £22500 / Annum Size: 3165 sq ft Date Added: 02/12/2011</p>	
	<p>Unit 16, Silver Birches Business Park, Bromsgrove, Worcestershire Rent: £9900 / Annum Size: 1492 sq ft Date Added: 03/10/2011 Description: The property is located on Silver Birches Business Park which is within the Aston Fields Industrial Estate, located adjacent to the A38 Birmingham Road. Motorway access is gained via the A38 to either J1 of the M42 north bound or J4 of the M5 south bound. The property c..</p>
<p>UNIT C2, SAPPHIRE COURT, ISIDORE ROAD, BROMSGROVE, Worcestershire Price: £226,000.00 Rent: £18000 / Annum Size: 2440 sq ft</p>	

<p>Date Added: 02/12/2011</p> <p>Buntsford Hill Business Park, BROMSGROVE</p> <p>Rent: £16500.00 / Annum Size: 2743 sq ft</p> <p>Date Added: 23/06/2012</p> <p>Description: TO LET Industrial/Business Unit 2,743 SQ FT (254.82 SQ M) (Agency Pilot Software Ref: 1626)</p>
<p>Buntsford Hill Business Park, BROMSGROVE</p> <p>Rent: £15850.00 / Annum Size: 3046 sq ft</p> <p>Date Added: 23/06/2012</p> <p>Description: TO LET Industrial/Business Unit 3,046 SQ FT (254.6 SQ M) (Agency Pilot Software Ref: 1557)</p>

Redditch + 3 miles


<p>Unit 6-7, Kingfisher Business Park, Redditch</p> <p>Price: £300,000.00 Rent: 26000.00 / Annum Size: 1536 - 3319 sq ft</p> <p>Date Updated: 06/04/2011</p> <p>Description: The property forms 2 adjacent units which are interconnected providing both warehouse and office accommodation. The property is modern and built to a high specification whilst the units are available individually or combined. Car parking for 13 cars.</p>
<p>Building B, B-- Hewell Businss Park, Hewell Road, Redditch, Worcestershire</p> <p>Rent: £11250 / Annum Size: 1500 - 6000 sq ft</p> <p>Date Added: 10/12/2010</p>
<p>7 Redditch Trade Centre, New Meadow Road, Redditch, Worcestershire</p> <p>Rent: £5.50 - £5.50 / Annum Size: 2,100 - 2,100 sq ft</p> <p>Date Added: 07/07/2011</p>
<p>19 Redditch Trade Centre, New Meadow Road, Redditch, Worcestershire</p> <p>Rent: £4.50 - £4.50 / Annum Size: 2820 - 2820 sq ft</p> <p>Date Updated: 13/02/2012</p>
<p>21 Redditch Trade Centre, Redditch, Worcestershire</p> <p>Rent: £4.50 / Annum Size: 2820 sq ft</p> <p>Date Updated: 13/02/2012</p>
<p>Unit 10, Target Park, Shawbank Road, Redditch</p> <p>Price: POA Rent: £5.75 / Annum Size: 6.840 - 13,901 sq ft</p> <p>Date Updated: 19/10/2011</p> <p>Description: Target Park in Lakeside Redditch is a recently constructed industrial estate offering units built to a BREEAM excellent rating. The modern units provide an eaves height of 7.2m and electric loading doors. The estate is secure and provides CCTV</p>
<p>Redditch Trade Centre, 20 New Meadow Road, REDDITCH, Worcestershire</p> <p>Price: £180,000.00 Rent: £4.25 / sq ft Size: 2830 sq ft</p> <p>Date Added: 11/06/2012</p>
<p>Unit 19-21 Redditch Trade Centre, New Meadow Road, REDDITCH, Worcestershire</p> <p>Price: £180,000.00 Rent: £4.25 - £4.25 / sq ft Size: 2830 - 8490 sq ft</p> <p>Date Added: 05/04/2012</p>






<p>4-6 Arcadian Business Centre, Enfield Industrial Estate, Redditch, Worcestershire Rent: £16750 - £39500 / Annum Size: 4595 - 14736 sq ft Date Updated: 09/02/2012</p>
<p>Unit 55, Weights Farm, Weights Lane, Redditch, Worcestershire Rent: 9400.00 / Annum Size: 1870 sq ft Date Updated: 09/02/2012 Description: A industrial unit located just off the Birmingham Rd in Redditch. The unit has a roller shutter to the front with separate side access door. The unit has ground floor offices and mezzanine above. 3 miles from the M42 Hopwood Junction. £9400 p</p>
<p>Unit 6-7, Kingfisher Business Park, Redditch Price: £300,000.00 Rent: 26000.00 / Annum Size: 1536 - 3319 sq ft Date Updated: 06/04/2011 Description: The property forms 2 adjacent units which are interconnected providing both warehouse and office accommodation. The property is modern and built to a high specification whilst the units are available individually or combined. Car parking for 13 cars.</p>
<p>Building B, B-- Hewell Businss Park, Hewell Road, Redditch, Worcestershire Rent: £11250 / Annum Size: 1500 - 6000 sq ft Date Added: 10/12/2010</p>
<p>7 Redditch Trade Centre, New Meadow Road, Redditch, Worcestershire Rent: £5.50 - £5.50 / Annum Size: 2,100 - 2,100 sq ft Date Added: 07/07/2011</p>
<p>19 Redditch Trade Centre, New Meadow Road, Redditch, Worcestershire Rent: £4.50 - £4.50 / Annum Size: 2820 - 2820 sq ft Date Updated: 13/02/2012</p>
<p>21 Redditch Trade Centre, Redditch, Worcestershire Rent: £4.50 / Annum Size: 2820 sq ft Date Updated: 13/02/2012</p>
<p>Unit 10, Target Park, Shawbank Road, Redditch Price: POA Rent: £5.75 / Annum Size: 6.840 - 13,901 sq ft Date Updated: 19/10/2011 Description: Target Park in Lakeside Redditch is a recently constructed industrial estate offering units built to a BREEAM excellent rating. The modern units provide an eaves height of 7.2m and electric loading doors. The estate is secure and provides CCT</p>
<p>Redditch Trade Centre, 20 New Meadow Road, REDDITCH, Worcestershire Price: £180,000.00 Rent: £4.25 / sq ft Size: 2830 sq ft Date Added: 11/06/2012</p>
<p>Unit 19-21 Redditch Trade Centre, New Meadow Road, REDDITCH, Worcestershire Price: £180,000.00 Rent: £4.25 - £4.25 / sq ft Size: 2830 - 8490 sq ft Date Added: 05/04/201</p>
<p>4-6 Arcadian Business Centre, Enfield Industrial Estate, Redditch, Worcestershire Rent: £16750 - £39500 / Annum Size: 4595 - 14736 sq ft Date Updated: 09/02/2012</p>
<p>Unit 55, Weights Farm, Weights Lane, Redditch, Worcestershire Rent: 9400.00 / Annum Size: 1870 sq ft</p>







<p>Date Updated: 09/02/2012 Description: A industrial unit located just off the Birmingham Rd in Redditch. The unit has a roller shutter to the front with separate side access door. The unit has ground floor offices and mezzanine above. 3 miles from the M42 Hopwood Junction. £9400 pa</p>	
<p>38, Walkers Road, Redditch Rent: 5.15 / sq ft Size: 3875 sq ft Date Updated: 05/04/2012 Description: Manorside Industrial Estate is an established estate in North Moons Moat Redditch. There are a number of units available with generous incentives and flexible terms. The units have been recently refurbished and provide individual service yards.</p>	
<p>Unit 34, Walkers Road, Redditch Price: POA Size: 1744 sq ft Date Updated: 19/10/2011 Description: Manorside Industrial Estate is an established estate in North Moons Moat Redditch. There are a number of units available with generous incentives and flexible terms. The units have been recently refurbished and provide individual service yards.</p>	
	<p>Former Floors 2 Go, Washford Drive, REDDITCH, Worcestershire Price: POA Size: 3000 sq ft Date Added: 25/04/2012 Description: Expressions of interest sought Prominent Unit to LetTrade Counter / Retail / Motor TradeSuitable for a number of uses, subject to consentsApproximately 3,000 sq ftExisting Occupiers: Dreams, Greggs, Formula One Autocentres, Topps Tiles, Carpet Right, Bathstore, Grahams,...</p>

Malvern + 3 Miles


Tewksbury + 3 miles

	<p>Delta Drive, Tewkesbury, Tewkesbury Business Park Price: GBP Size: 69.7 - 929.03 sq m Date Updated: 14/06/2012 Description: Delta Drive is located within 1/2 mile of junction 9 of the M5 motorway and 2 miles east of Tewkesbury town centre within a major industrial area. The area provides good access to the Midlands and South West via the M5, and London via the A417/9 dual carriageway and the...</p>
<p>Unit 5G Delta Drive, Tewkesbury Price: GBP Rent: £14750 / Annum Size: 230.96 sq m Date Updated: 14/06/2012 Description: The industrial/warehouse unit has a steel frame with a part brick part clad elevations under a pitched profile steel clad roof incorporating translucent panels. Contained in the unit there is WC facilities , hand wash basin (with a Hot water heater), 3 phase power, Conc...</p>	
<p>Units 4D, 4E & 4F Delta Drive, Tewkesbury Price: GBP Size: 229.5 - 692.78 sq m Date Updated: 14/06/2012 Description: Three mid terrace industrial units of steel frame construction with part brick and part clad elevations under profile steel clad roofs. The units have a minimum eaves height of 4.4m rising to 6.5m and benefit from concertina loading doors, three phase power, fluorescent..</p>	

	<p>Unit 4A Delta Drive, Tewkesbury Price: GBP Size: 230.59 sq m Date Updated: 14/06/2012 Description: Two industrial units of steel frame construction with part brick and part clad elevations under profile steel clad roofs. The units have a minimum eaves height of 4.4m rising to 6.5m and benefit from concertina loading doors, three phase power, oil fired heating, fluore...</p>
	<p>Units 5E & 5F Delta Drive, Tewkesbury Price: GBP Size: 230.6 - 230.96 sq m Date Updated: 29/05/2012 Description: Two industrial units of steel frame construction with part brick and part clad elevations under profile clad roofs. The units have a minimum eaves height of 4.4m rising to 6.5m. Both units benefit from concertina loading doors, three phase power, perimeter trunking, sod..</p>
<p>Unit 4H Delta Drive, Tewkesbury Price: GBP Size: 190.4 - 190.45 sq m Date Updated: 14/06/2012 Description: An industrial unit of steel frame construction with part brick and part clad elevations under a profile steel clad roof. The unit is end of terrace and has a concertina loading door (4m wide x 3.7m high) within the front elevation and separate pedestrian door. The minim...</p>	
	<p>Units 1, 2 & 3 Shannon Point, Oakfield Close, Tewkesbury Price: GBP Size: 139.3 - 836.13 sq m Date Updated: 11/05/2012 Description: Unit 2 is a modern mid-terrace unit of steel portal frame construction with part brickwork elevations with profile steel cladding above, under a lined and insulated roof incorporating translucent roof panels. The production area has an eaves height of approximately 7m a...</p>
	<p>Unit 2 Shannon Point, Oakfield Close, Tewkesbury Price: £14,500.00 (GBP) Rent: £14500 / Annum Size: 196 - 196.03 sq m Date Updated: 11/05/2012 Description: Unit 2 is a modern mid-terrace unit of steel portal frame construction with part brickwork elevations with profile steel cladding above, under a lined and insulated roof incorporating translucent roof panels. The production area has an eaves height of approximately 7m a...</p>
	<p>Unit 1 Shannon Point, Oakfield Close, Tewkesbury Price: £14,500.00 (GBP) Rent: £14500 / Annum Size: 199.7 sq m Date Updated: 10/05/2012 Description: Unit 1 is a modern end of terrace unit of steel portal frame construction with part brickwork elevations with profile steel cladding above, under a lined and insulated roof incorporating translucent roof panels. The production area has an eaves height of approximately 7..</p>





	<p>Unit 3 Shannon Point, Oakfield Close, Tewkesbury Price: £19,000.00 (GBP) Rent: £19000 / Annum Size: 295.4 - 400.13 sq m Date Updated: 11/05/2012 Description: Unit 2 is a modern mid-terrace unit of steel portal frame construction with part brickwork elevations with profile steel cladding above, under a lined and insulated roof incorporating translucent roof panels. The production area has an eaves height of approximately 7m a...</p>
	<p>35 Hundred Tewkesbury Business Park, International Drive, Tewkesbury Price: GBP Size: 261 - 2043.87 sq m Date Updated: 10/05/2012 Description: The last development at Tewkesbury Business Park. A new build scheme with accommodation available to let or for sale from 2,809 sq ft to 22,000 sq ft. Prominent location with trade counter potential. (From Caldes Software. Property Ref: N2099. May 10 2012 2:01PM)</p>
	<p>55Hundred, Shannon Way, Tewkesbury Price: GBP Size: 311.2 - 311.23 sq m Date Updated: 10/05/2012 Description: Last remaining unit. Approx 3,350 sq ft gross internal area. Newly built unit in a popular location available for sale or to let. (From Caldes Software. Property Ref: N2296. May 10 2012 2:33PM)</p>
	<p>Unit D1 Severn Drive, Tewkesbury Business Park, Tewkesbury Price: £15,500.00 (GBP) Rent: £15500 / Annum Size: 297.5 sq m Date Updated: 22/05/2012 Description: Unit D1 is a modern end of terrace unit of steel portal frame construction with part brick work elevations with profile steel cladding above, under a lined and insulated roof. The production area has an eaves height of approximately 7 m (23 ft) and benefits from a sect...</p>
	<p>Phase 2 Formal Industrial Park, Phase 2 Formal Industrial Park, Tewkesbury Price: GBP Size: 185.8 - 371.61 sq m Date Updated: 10/05/2012 Description: New, prominent and detached industrial/warehouse unit of approx 2,627 sq ft including a mezzanine floor which is suitable for storage/offices. Finished to a high standard and available to let or for sale on flexible terms. (From Caldes Software. Property Ref: N1456. May...</p>
	<p>Phase 3 Formal Industrial Park, Northway Lane, Tewkesbury Price: GBP Size: 139.3 - 1393.55 sq m Date Updated: 10/05/2012 Description: New, high quality industrial/warehouse units within an accessible and secure estate. Available to let, separately or together on flexible terms. Up to 13,000 sq ft approx also available. (From Caldes Software. Property Ref: N1457. May 10 2012 12:09PM)</p>

Evesham + 5 miles

	<p>Basepoint Evesham, Crab Apple Way, Evesham Price: POA Size: 102 - 7117 sq ft Date Added: 04/02/2011 Description: Units available: -• Offices and business units• Incubators for start-up businesses• Virtual offices• Second floor totalling 7,117 sq ftRents fully inclusive of: - • Business rates• External repairs• Building insurance• Waste disposal• Service charge• On-site managementF..</p>
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Industrial over 500m2

Worcester - + 3 miles

	<p>Unit 1B, Shrub Hill Industrial Estate, Worcester, Worcestershire Rent: £30000.00 / Annum Size: 6714 sq ft Date Added: 19/06/2012 Description: Unit 1B is a two bay industrial/warehouse unit with internal offices/kitchenette and WCs, with a good level of natural light and parking/loading areas directly in front of the Unit. (Agency Pilot Software Ref: 1326)</p>
	<p>Unit 11D/E, Shrub Hill Industrial Estate, Worcester, Worcestershire Rent: £22500.00 / Annum Size: 11000 sq ft Date Added: 22/10/2011 Description: Unit 11D/E is situated on the well established Shurb Hill Industrial Estate located within walking distance of Worcester City Centre and Shrub Hill Railway Station and approximately 4 miles distance from Junctions 6 & 7 of the M5 motorway. The Unit benefits from fl...</p>
	<p>Phase I, Tolladine Road, Worcester, Worcestershire Price: £80.00 Rent: £5.00 / sq ft Size: 5441 - 23468 sq ft Date Added: 24/05/2012 Description: Great Western Business Park is a new industrial scheme from St Modwen Developments, situated on the B4637 Tolladine Road less than 0.5 miles from Worcester City Centre. Approx 3 miles from junction 6 & 7 of the M5. High specification units suitable for trade counter s..</p>
	<p>Unit 1, White Ladies Close, Worcester, Worcestershire Rent: £14000.00 / Annum Size: 5890 sq ft Date Added: 25/05/2012 Description: *** RENT LESS THAN £2.50 PER SQ FT, PA *** Unit 1 White Ladies Close is situated to the north of Worcester and benefits from easy access to Junction 6 of the M5 motorway and the City Centre. The property comprises a workshop area of approximately 465 sq m (5,000 sq ft...</p>
<p>1-3 Wassage Way, Wassage Court, Droitwich, Worcestershire Rent: £7000 - £13500 / Annum</p>	

Size: 1213 - 6224 sq ft
Date Added: 15/06/2011



[. Century House, Worcester](#)

Price: POA
 Rent: £150,000 / Annum
 Size: 443.8 - 1,048.6 sq m
Date Updated: 06/02/2012
Description: On the Instructions of Siemens Real Estate Ltd Modern two storey office building. Located approx 3 miles north of Worcester & 1/4 mile from J6 of M5. Self-contained office/R&D suite with raised floors, air conditioning, male and female WCs. 27 allocated car parking space...



[Unit 4, Bush Walk, Worcester, Worcestershire](#)

Rent: £27500.00 / Annum
 Size: 6964 sq ft
Date Added: 10/05/2012
Description: *** UNDER OFFER *** Unit 4 Bush Walk is situated centrally within St Johns between Henwick Road and Bush Walk. The property has most recently been occupied by Worcester College of Technology and used as their electrical training department and therefore has D1 consent...

[The Old Eltex Works, Watery Lane, Worcester, Worcestershire](#)

Size: 12503 - 12503 sq ft
Date Added: 20/03/2012

[6 Shipston Close, Worcester, Worcestershire](#)

Price: POA
 Size: 6750 - 6750 sq ft
Date Updated: 09/02/2012

[Henwick Mill, Martley Road, WORCESTER, Worcestershire](#)

Size: 16665 - 16665 sq ft
Date Added: 30/03/2012



[Unit A, Weir Lane, Worcester, Worcestershire](#)

Rent: £32500.00 / Annum
 Size: 8964 sq ft
Date Added: 22/05/2012
Description: The property is situated on Weir Lane, which is off Bromwich Road, close to the roundabout at Lower Wick to the south of St Johns. Weir Lane is an established commercial location with the property being located adjacent to Worcester Golf Range. Easy access is availa...








[Unit 67E, Blackpole Trading Estate West, Worcester, Worcestershire](#)




Rent: £60000 / Annum
 Size: 17440 sq ft
Date Added: 18/10/2011
Description: The property is located on Blackpole Trading Estate West, approx 3 miles from J6 of M5 and 3 miles north of Worcester city centre. J6 of M5 is accessed via A449. Comprises an end of terrace unit of steel portal frame construction, clad externally with insulated steel pro..

[67E, Blackpole Trading Estate West, Worcester, Worcestershire](#)


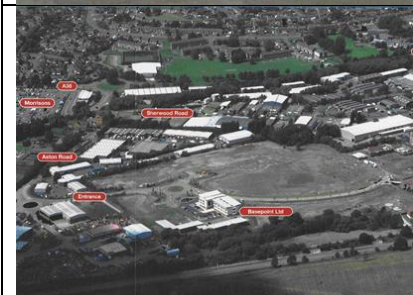
Rent: £70000 / Annum
 Size: 17440 - 17440 sq ft
Date Added: 26/07/2011


Kidderminster + 3 miles

	<p>Finepoint, Stourport Road, Kidderminster, Worcestershire Price: GBP Rent: £5.5000 Size: 10217.00 - 120000.00 sq ft Date Added: 10/05/2012 Description: Located off the A451 Minster Road, south of Kidderminster Town Centre with good access to the M5. 10 speculative units totalling 86,600 sq ft have been developed with units of up 150,000 sqft available. The subject premises benefit from all mains services and 7m eaves...</p>
	<p>Coventry Street / Waterloo Street, Kidderminster Price: GBP Size: 37050.33 sq ft Date Updated: 25/02/2012 Description: The property comprises a brick built factory building with a second, smaller warehouse building to the rear. There is a retail shop at the front of the property with a frontage to Coventry Street. The property extends to 3,442.05 sq m (37,055 sq ft) on a site of 0.41 ha...</p>
	<p>Unit G1, Spennells Valley Road, Kidderminster, Worcestershire Rent: £36650.00 / Annum Size: 7920 sq ft Date Added: 22/05/2012 Description: Unit G1 is located at the rear of Spennells Trading Estate, adjacent to the Homebase store on the southern outskirts of Kidderminster Town Centre. Internally the building has a small reception / office area together with WCs whilst the balance is clear span warehousing.</p>
	<p>1/3 Greenhill Industrial Estate, Birmingham Road, Kidderminster Rent: £46100.00 / Annum Size: 9332 sq ft Date Added: 03/05/2012 Description: Retail unit with bulky/trade counter consent in an established trade counter location. Premises located off the busy Birmingham Road in Kidderminster. The property is arranged on the ground floor only. (Agency Pilot Software Ref: 16591</p>
	<p>Unit A Arthur Drive, Hoo Farm Industrial Estate, Kidderminster, Worcestershire Price: GBP Rent: £57250 / Annum Size: 12291 sq ft Date Added: 31/05/2012 Description: Industrial building to let comprising 12,291 sq ft. The accommodation benefits from having an office area and an eaves height of 18'9". The property is situated on the modern Hoo Farm Industrial Estate, just off the A449 Kidderminster to Worcester main road. The premis..</p>

	<p>Unit A Arthur Drive, Hoo Farm Industrial Estate, Kidderminster, Worcestershire Size: 12,292 sq ft Date Updated: 23/03/2012 Description: The single storey unit comprises workshop and stores and is fronted by two storey offices on a site of 0.61 acres. Located in an established industrial/warehouse location with good access to the M5 motorway. Tarmac parking area to front of the unit and concrete yard s...</p>
	<p>Easter Park, Kidderminster, Worcestershire Size: 7997.58 - 46995.19 sq ft Date Added: 18/06/2012 Description: Easter Park, Kidderminster is a development of 9 high quality production / warehouse units. The larger units incorporate first floor offices with double height entrances and all of the units have dedicated parking and ample loading areas. The elvations have been designe...</p>
	<p>Units 12, 13 & 14, Finepoint, Minster Road, Kidderminster, Worcestershire Price: POA Size: 10217 - 31,844 sq ft Date Updated: 23/05/2011 Description: Finepoint is located off the A451 Minster Road to the south of Kidderminster, with good access to the M5/M42 interchange. Four units remain and benefit from 7m eaves, 35KN/sq m floor loading, fitted first floor offices, all mains services & 24 hour access on secure mana...</p>

Bromsgrove + 3 miles


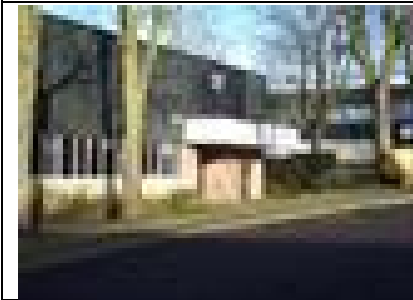
	<p>Units 4E and 4F, Sherwood Road, Bromsgrove, Worcestershire Price: £54,800 per annum Size: 3306 - 9903 sq ft Date Added: 16/04/2012 Description: Established business locationModern premises incorporating office accommodation, workshop/storage space and secure external yardCan be sub-divided The premises were constructed in the 1990's and consist of two self-contained steel portal framed buildings, with part bri..</p>
	<p>Bromsgrove Technology Park, Bromsgrove, Worcestershire Price: POA Size: 5000 - 100000 sq ft Date Added: 06/06/2012</p>
<p>BROMSGROVE TECHNOLOGY PARK, ISIDORE ROAD, BROMSGROVE, Worcestershire Price: POA Size: 0.62 - 3.52 Acres Date Added: 02/12/2011</p>	

	<p>Unit 16A, Buntsford Park Road, Bromsgrove Rent: 44724.00 / Annum Size: 7707 sq ft Date Updated: 10/04/2012 Description: The property comprises a motor trade workshop with associated two storey office and ancillary block situated on a secure shared site. The subject property is “L” shaped in layout and of steel portal frame construction with a combination of brickwork and profile metal she...</p>
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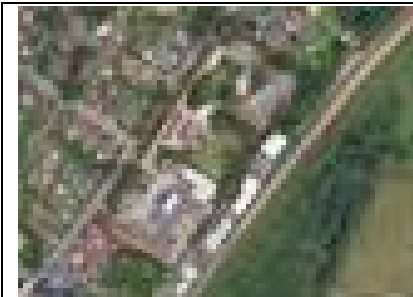
Redditch + 3 miles

<p>Building B, B-- Hewell Businss Park, Hewell Road, Redditch, Worcestershire Rent: £11250 / Annum Size: 1500 - 6000 sq ft Date Added: 10/12/2010 Description:</p>
<p>Unit 1, Target Park, Shawbank Road, Redditch Price: POA Rent: £5.75 / sq ft Size: 11,349 sq ft Date Updated: 19/10/2011 Description: Target Park in Lakeside Redditch is a recently constructed industrial estate offering units built to a BREEAM excellent rating. The modern units provide an eaves height of 7.2m and electric loading doors. The estate is secure and provides CCTV</p>
<p>Unit 11, Target Park, Shawbank Road, Redditch Price: POA Size: 10097 sq ft Date Updated: 10/02/2012 Description: Target Park in Lakeside Redditch is a recently constructed industrial estate offering units built to a BREEAM excellent rating. The modern units provide an eaves height of 7.2m and electric loading doors. The estate is secure and provides CCTV</p>
<p>Unit 10, Target Park, Shawbank Road, Redditch Price: POA Rent: £5.75 / Annum Size: 6.840 - 13,901 sq ft Date Updated: 19/10/2011 Description: Target Park in Lakeside Redditch is a recently constructed industrial estate offering units built to a BREEAM excellent rating. The modern units provide an eaves height of 7.2m and electric loading doors. The estate is secure and provides CCTV</p>
<p>Unit 9, Target Park, Shawbank Road, Redditch Price: POA Size: 12209 sq ft Date Updated: 10/02/2012 Description: Target Park in Lakeside Redditch is a recently constructed industrial estate offering units built to a BREEAM excellent rating. The modern units provide an eaves height of 7.2m and electric loading doors. The estate is secure and provides CCT</p>
<p>Unit 8, Target Park, Shawbank Road, Redditch Price: POA Size: 8099 sq ft Date Updated: 10/02/2012 Description: Target Park in Lakeside Redditch is a recently constructed industrial estate offering units built to a BREEAM excellent rating. The modern units provide an eaves height of 7.2m and electric loading doors. The estate is secure and provides CCTV</p>
<p>Unit 19-21 Redditch Trade Centre, New Meadow Road, REDDITCH, Worcestershire Price: £180,000.00</p>

<p>Rent: £4.25 - £4.25 / sq ft Size: 2830 - 8490 sq ft Date Added: 05/04/2012 Description:</p>	
<p>4-6 Arcadian Business Centre, Enfield Industrial Estate, Redditch, Worcestershire Rent: £16750 - £39500 / Annum Size: 4595 - 14736 sq ft Date Updated: 09/02/2012</p>	
<p>Unit 7 Lakeside Industrial Estate, Broadground Road, Redditch Price: GBP Rent: £4.5 / sq ft Size: 17600.11 sq ft Date Updated: 26/02/2012 Description: Lakeside Industrial Estate is located on Broadground Road, off Holloway Drive, in close proximity to the Warwick Highway (A4189) approximately 1 mile south east of Redditch Town Centre. Junctions 2 & 3 of the M42 motorway are situated approximately 5 miles to the North....</p>	
	<p>Lakeside Industrial Estate, Broad Ground Road, Redditch Rent: £4.50 Size: 6904 - 22447 sq ft Date Added: 05/04/2012 Description: The property is located close to Redditch Town Centre and immediately adjacent to the Warwick Highway, the estate provides excellent access to the A441 and A435 which leads to junctions 2 and 3 of the M42. The M42 motorway subsequently provides direct access to the M5</p>
	<p>Unit 14 Lakeside Industrial Estate, Broadground Road, Redditch Price: GBP Rent: £4.95 / sq ft Size: 6904.03 - 6904.06 sq ft Date Updated: 22/06/2012 Description: Lakeside Industrial Estate is located on Broadground Road, off Holloway Drive, in close proximity to the Warwick Highway (A4189) approximately 1 mile south east of Redditch Town Centre. Junctions 2 & 3 of the M42 motorway are situated approximately 5 miles to the North...</p>
	<p>Broad Ground Road, Redditch Size: 128241.00 sq ft Date Added: 18/06/2012 Description: The warehouse comprises a single storey steel portal frame building set out over three bays with two storey office and amenity accommodation, To the front of the property is an extensive loading yard and staff car park. The building benefits from four level and seven do...</p>
	<p>Unit 8 South Moons Moat Industrial Estate, Padgets Lane, Redditch Price: GBP Rent: £4.25 / sq ft Size: 5711.04 sq ft Date Updated: 25/02/2012 Description: South Moons Moat Industrial Estate is located on Padgets Lane in one of the main industrial areas of Redditch. The estate is situated approximately 2.5 miles to the east of Redditch Town Centre and is accessed via the A4023 Coventry Highway which provides access to the .</p>

	<p>Unit 17 South Moons Moat Industrial Estate, Padgets Lane, Redditch Price: GBP Rent: £4.25 / sq ft Size: 15388.21 sq ft Date Updated: 28/05/2012 Description: *Under offer*South Moons Moat Industrial Estate is located on Padgets Lane in one of the main industrial areas of Redditch. The estate is situated approximately 2.5 miles to the east of Redditch Town Centre and is accessed via the A4023 Coventry Highway which provides a.</p>
	<p>Manorside Industrial Estate, North Moons Road, Redditch Size: 585 - 88749 sq ft Date Added: 20/12/2011 Description: Comprises refurbished warehouse/industrial units. Available from 585 sq ft.</p>
<p>Unit 48 Walkers Road, Redditch, Worcestershire Rent: £32000 - £32000 / Annum Size: 6345 - 6345 sq ft Date Added: 20/10/2011</p>	
<p>21-22 Walkers Road, Redditch, Worcestershire Size: 3,875 - 7,750 sq ft Date Added: 12/10/2011</p>	
<p>2a Eagle Road, Redditch, Worcestershire Rent: £41000 - £41000 / Annum Size: 10250 - 10250 sq ft Date Updated: 14/02/2012</p>	




Malvern + 3 Miles

	<p>Walwyn Road, Malvern, Herefordshire Size: 34280 sq ft Date Added: 05/03/2012 Description: The site has been used for general industrial purposes with ancillary warehousing and offices until the site's closure as a bottling plant at the end of 2010. Any similar employment related uses, including light industrial purposes, may be acceptable to the local planni...</p>
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Tewksbury + 3 miles



Evesham + 5 miles






<p>St. Richards Road, Evesham, Worcestershire Size: 6833 - 6833 sq ft Date Added: 10/05/2012</p>

	<p>Vale Park West Units 420 and 430, Aparagus Way, Evesham Size: 18800 - 24500 sq ft Date Added: 03/05/2012 Description: 2 new industrial warehouse units. The units have an eaves height ranging from 6-7m, benefit from 2 loading doors as well as self contained yards and parking areas. The remainder of the 40 acre site is available for development with units being available on either a Fr...</p>
	<p>Basepoint Evesham, Crab Apple Way, Evesham Price: POA Size: 102 - 7117 sq ft Date Added: 04/02/2011 Description: Units available: -• Offices and business units• Incubators for start-up businesses• Virtual offices• Second floor totalling 7,117 sq ftRents fully inclusive of: - • Business rates• External repairs• Building insurance• Waste disposal• Service charge• On-site managementF...</p>
	<p>Worcester Road, Evesham, Worcestershire Size: 24,083 sq ft Date Updated: 23/03/2012 Description: The property comprises a warehouse with single storey office accommodation and a 2 storey office block. Adjacent to the office block is a single storey brick store, adjoining this is a garage including 2 metal concertina loading doors.The main warehouse has a minimum w..</p>

Retail 100m2 to 500m2

Worcester - + 3 miles

	<p>The Former Arboretum Public House, Northfield Street, Worcester Price: £180,000.00 Rent: £16500.00 / Annum Size: 1964 sq ft Date Added: 26/05/2012 Description: The Arboretum is a former Public House owned by a private Landlord. The property is suitable for continued use as a Public House or alternative uses within use classes A1, A2 or A3. (Agency Pilot Software Ref: 880</p>
	<p>1 St Andrews House, Queen Street, Worcester Rent: £27000.00 / Annum Size: 2212 sq ft Date Added: 23/06/2012 Description: Unit 1 St Andrews House is prominently located, facing City Walls Road and the new Asda Superstore in Worcester City Centre. The property comprises a ground floor shop and first floor office premises. The property is available by way of an Assignment of the existing...</p>

	<p>2, Mealcheapen Street, Worcester Rent: £19500.00 / Annum Size: 1670 sq ft Date Added: 30/06/2012 Description: 2 Mealcheapen Street is situated in a prominent position within close proximity to the junction with The Shambles and Trinity Street. The property has a retail area of 41 sq m (445 sq ft) and ancillary stores of 114 sq m (1,225 sq ft) approx. (Agency Pilot Software R.</p>
<p>12 Reindeer Court, Worcester Rent: 19500.00 / Annum Size: 1118 sq ft Date Updated: 09/02/2012 Description: Reindeer Court is a quality shopping arcade in the heart of the historic city of Worcester. Situated just off The Shambles, the arcade accommodates a range of occupiers including cafés, bars, fashion boutiques, jewellers and gift wear.</p>	
	<p>31, 31 The Cross, Worcester Price: £495,000.00 Rent: £42500.00 / Annum Size: 1811 sq ft Date Added: 31/05/2012 Description: 31 The Cross is situated in a prominent position within Worcester City Centre and comprises a four storey Grade II Listed building. The property is available immediately. (Agency Pilot Software Ref: 920)</p>
	<p>24-25, The Cross, Worcester, Worcestershire Rent: £85000.00 / Annum Size: 3615 sq ft Date Added: 22/05/2012 Description: The premises occupy a prominent position within The Cross in Worcester City Centre, close to the pedestrianised section of the High Street. The Cross is an established business and retail location with neighbouring retailers including Cancer Research UK, Ladbrokes, Cos...</p>
	<p>16 The Shambles, Worcester, Worcestershire Price: £850,000.00 Size: 5145 sq ft Date Added: 11/05/2012 Description: *** UNDER OFFER *** 16 The Shambles occupies a prominent position on a pedestrianised street running parallel with the High Street and which benefits from secondary accesses to a number of the High Street stores. The property is available immediately for sale and ha...</p>
	<p>Unit 3 Lychgate Mall, Cathedral Plaza, Worcester Price: GBP Rent: £24.95 / sq ft Size: 1233.55 - 1234.01 sq ft Date Updated: 15/06/2012 Description: The property occupies a prominent position, adjacent to Next and H&M Hennes and opposite the entrance to the 350 space car park. The premises are arranged on ground floor and basement levels and benefit from a prominent fully glazed return frontage. (From Caldes Softwar...</p>
<p>3-4 Crown Passage, Worcester Rent: 15000.00 / Annum Size: 818 - 1471 sq ft Date Updated: 09/02/2012</p>	

Description: Former Cafe with established A3 consent. Busy covered arcade close to Ask, Laura Ashley and Lloyds No.1. Fitting include Disabled WC, Males and Female WC's and Kitchen area. Further details available at www.nicholasbrett.co.uk



[15, Pump Street, Worcester, Worcestershire](#)

Price: £475,000.00

Rent: £40000.00 / Annum

Size: 2449 sq ft

Date Added: 13/01/2012

Description: *** UNDER OFFER *** 15 Pump Street occupies a prominent position in Pump Street, a pedestrianised street running between the main Worcester High Street, The Shambles and the junction between Friar Street and New Street. The property is immediately available on a new...



[Diglis Basin, Diglis Road, Worcester, Worcestershire](#)

Price: GBP

Size: 1485 - 7025 sq ft

Date Added: 17/01/2012

Description: This architecturally designed building benefits from an extensive and creative use of glass. The glass cover extending virtually from ground floor to roof on the wharf facing elevation, along with the external seating area and views to the rear over the scenic River Se...



[59-61, St. Johns, Worcester, Worcestershire](#)

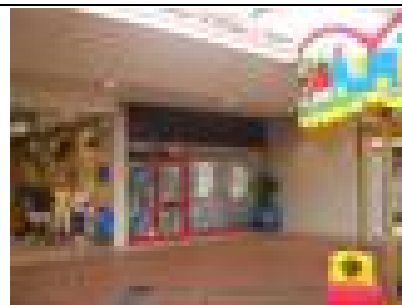
Rent: £12500.00 / Annum

Size: 1456 sq ft

Date Added: 22/05/2012

Description: Ground floor retail premises in the popular neighbourhood shopping centre of St Johns, opposite Subway and Bargain Booze, with short term on street car parking directly outside the property. First 12 months at half rent* (Agency Pilot Software Ref: 1236)

Kidderminster + 3 miles



[Unit 7 King Charles Square, The Swan Centre, Kidderminster](#)

Price: GBP

Rent: £15.16 / sq ft

Size: 1319.01 sq ft

Date Updated: 26/02/2012

Description: The Swan Centre is situated within Kidderminster Town Centre. Anchored by Argos and Boots, the Centre offers approximately 150,000 sq ft of retail space, together with a 370 space multi storey car park. The unit itself is situated to the front of the Centre, adjacent to...



[116 Coventry Street, Kidderminster, Worcestershire](#)

Rent: £30000 / Annum

Size: 5083 sq ft

Date Added: 01/07/2011

Description: The property comprises a modern two storey building comprising a large ground floor retail sales area having an excellent glazed frontage to Coventry Street. The property also includes a large open plan retail first floor area with ancillary staff and store facilities. The

Bromsgrove + 3 miles

[98-100 High Street, Bromsgrove](#)

Rent: 29500.00 / Annum

Size: 823 - 1572 sq ft

Date Updated: 09/02/2012

Description: Prime shop in pedestrianised location close to New Look, Boots, Peacocks, Waterstones, Edinburgh Woollen Mill and Costa Coffee. Comprises of a Retail Shop with first floor storage and W.C facilities. Rear vehicular servicing available.

Redditch + 3 miles



[9 Church Green West, Redditch, Worcestershire](#)

Size: 3143 sq ft

Date Added: 22/05/2012

Description: 9 Church Green West occupies a prominent corner position, with an A2 retail unit on the ground floor and offices on the first and second floor, which can be occupied separately or as a whole. The property is to be sold freehold with vacant possession. (Agency Pilot So..



[Former Floors 2 Go, Washford Drive, REDDITCH, Worcestershire](#)

Price: POA

Size: 3000 sq ft

Date Added: 25/04/2012

Description: Expressions of interest sought Prominent Unit to LetTrade Counter / Retail / Motor TradeSuitable for a number of uses, subject to consentsApproximately 3,000 sq ftExisting Occupiers: Dreams, Greggs, Formula One Autocentres, Topps Tiles, Carpet Right, Bathstore, Grahams,...

Malvern + 3 Miles



[Great Malvern Railway Station, Offices, Malvern](#)

Price: GBP

Size: 1963.35 sq ft

Date Added: 28/02/2012

Description: ***UNDER OFFER*** On behalf of London Midland Ltd. 182 sq m (1,963 sq ft). Ground and first floor office accommodation. Access from platform and forecourt. Parking available in station car park. 12,250 per annum rent. (From Caldes Software. Property Ref: N24366. Feb 28 ..

Tewksbury + 3 miles









[Units 1, 2 & 3 Shannon Point, Oakfield Close, Tewkesbury](#)

Price: GBP

Size: 139.3 - 836.13 sq m

Date Updated: 11/05/2012


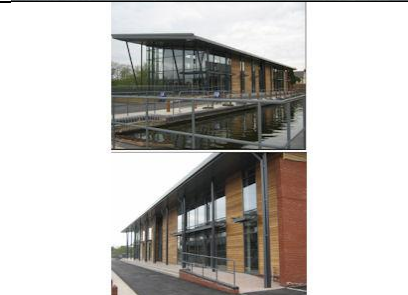
Description: Unit 2 is a modern mid-terrace unit of steel portal frame construction with part brickwork elevations with profile steel cladding above, under a lined and insulated roof incorporating translucent roof panels. The production area has an eaves height of approximately 7m a...

	<p>Unit 2 Shannon Point, Oakfield Close, Tewkesbury Price: £14,500.00 (GBP) Rent: £14500 / Annum Size: 196 - 196.03 sq m Date Updated: 11/05/2012 Description: Unit 2 is a modern mid-terrace unit of steel portal frame construction with part brickwork elevations with profile steel cladding above, under a lined and insulated roof incorporating translucent roof panels. The production area has an eaves height of approximately 7m a...</p>
	<p>Unit 1 Shannon Point, Oakfield Close, Tewkesbury Price: £14,500.00 (GBP) Rent: £14500 / Annum Size: 199.7 sq m Date Updated: 10/05/2012 Description: Unit 1 is a modern end of terrace unit of steel portal frame construction with part brickwork elevations with profile steel cladding above, under a lined and insulated roof incorporating translucent roof panels. The production area has an eaves height of approximately 7...</p>
	<p>Unit 3 Shannon Point, Oakfield Close, Tewkesbury Price: £19,000.00 (GBP) Rent: £19000 / Annum Size: 295.4 - 400.13 sq m Date Updated: 11/05/2012 Description: Unit 2 is a modern mid-terrace unit of steel portal frame construction with part brickwork elevations with profile steel cladding above, under a lined and insulated roof incorporating translucent roof panels. The production area has an eaves height of approximately 7m a...</p>
	<p>35 Hundred Tewkesbury Business Park, International Drive, Tewkesbury Price: GBP Size: 261 - 2043.87 sq m Date Updated: 10/05/2012 Description: The last development at Tewkesbury Business Park. A new build scheme with accommodation available to let or for sale from 2,809 sq ft to 22,000 sq ft. Prominent location with trade counter potential. (From Caldes Software. Property Ref: N2099. May 10 2012 2:01PM)</p>
	<p>55Hundred, Shannon Way, Tewkesbury Price: GBP Size: 311.2 - 311.23 sq m Date Updated: 10/05/2012 Description: Last remaining unit. Approx 3,350 sq ft gross internal area. Newly built unit in a popular location available for sale or to let. (From Caldes Software. Property Ref: N2296. May 10 2012 2:33PM)</p>
	<p>Unit D1 Severn Drive, Tewkesbury Business Park, Tewkesbury Price: £15,500.00 (GBP) Rent: £15500 / Annum Size: 297.5 sq m Date Updated: 22/05/2012 Description: Unit D1 is a modern end of terrace unit of steel portal frame construction with part brick work elevations with profile steel cladding above, under a lined and insulated roof. The production area has an eaves height of approximately 7 m (23 ft) and benefits from a sect...</p>



Evesham + 5 miles

Retail 500m2 to 5,000m2

Worcester - + 3 miles

	<p>Former History Centre, Trinity Street, Worcester Rent: £25000.00 / Annum Size: 7127 sq ft Date Added: 23/06/2012 Description: Former library and history centre with the potential for a number of uses to include non-residential institutional, financial & professional services or retail (subject to planning). Short term leases are being offered for no more than 2 years outside the Landlord and ...</p>
	<p>Diglis Basin, Diglis Road, Worcester, Worcestershire Price: GBP Size: 1485 - 7025 sq ft Date Added: 17/01/2012 Description: This architecturally designed building benefits from an extensive and creative use of glass. The glass cover extending virtually from ground floor to roof on the wharf facing elevation, along with the external seating area and views to the rear over the scenic River Se...</p>

Kidderminster + 3 miles

	<p>The Boucher Building, Green Street, Kidderminster, Worcestershire Price: POA Size: 991 sq m Date Updated: 06/02/2012 Description: On the Instructions of Wm Morrison Supermarkets plcThe Boucher Building is located along Green Street approximately half a mile from Kidderminster town centre. We understand from the local authority that the building currently holds a local listing, however, a variety of d...</p>
	<p>1/3 Greenhill Industrial Estate, Birmingham Road, Kidderminster Rent: £46100.00 / Annum Size: 9332 sq ft Date Added: 03/05/2012 Description: Retail unit with bulky/trade counter consent in an established trade counter location. Premises located off the busy Birmingham Road in Kidderminster. The property is arranged on the ground floor only. (Agency Pilot Software Ref: 16591)</p>




Bromsgrove + 3 miles

<p>76 High Street, BROMSGROVE, Worcestershire Rent: £68500 - £68500 / Annum Size: 5682 - 5682 sq ft Date Added: 30/03/2012</p>
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Redditch + 3 miles

Malvern + 3 Miles

Tewksbury + 3 miles

	<p>Units 1, 2 & 3 Shannon Point, Oakfield Close, Tewkesbury Price: GBP Size: 139.3 - 836.13 sq m Date Updated: 11/05/2012 Description: Unit 2 is a modern mid-terrace unit of steel portal frame construction with part brickwork elevations with profile steel cladding above, under a lined and insulated roof incorporating translucent roof panels. The production area has an eaves height of approximately 7m a...</p>
	<p>35 Hundred Tewkesbury Business Park, International Drive, Tewkesbury Price: GBP Size: 261 - 2043.87 sq m Date Updated: 10/05/2012 Description: The last development at Tewkesbury Business Park. A new build scheme with accommodation available to let or for sale from 2,809 sq ft to 22,000 sq ft. Prominent location with trade counter potential. (From Caldes Software. Property Ref: N2099. May 10 2012 2:01PM)</p>
<p>Evesham + 5 miles</p>	
	<p>27-29 Port Street, Evesham Rent: £47500.00 / Annum Size: 7058 - 11291 sq ft Date Added: 30/03/2012 Description: Former supermarket premises arranged on ground & first floors with rear servicing & car parking for in excess of 50 vehicles. Lease for sale, may sell freehold. (Agency Pilot Software Ref: 1317)</p>
	<p>St. Richards Road, Evesham, Worcestershire Size: 6833 - 6833 sq ft Date Added: 10/05/201</p>

Retail over 5,000m2

Worcester - + 3 miles

Kidderminster + 3 miles

Bromsgrove + 3 miles


Redditch + 3 miles


Malvern + 3 Miles

Tewksbury + 3 miles

Evesham + 5 miles

Leisure

	<p>118 Bromwich Road, WORCESTER, Worcestershire Price: £170,000.00 (Asking Price) Size: 1009.8 sq ft Date Added: 15/06/2012 Description: We are pleased to offer a great opportunity to purchase a business with spacious two bedroomed accommodation above suitable for the business owner or would make an ideal rental investment.Nisa is a leading brand in retail and provides a high quality,local shopping exper...</p>
<p>118 Bromwich Road, WORCESTER, Worcestershire Price: £170,000.00 (Asking Price) Size: 1009.8 sq ft Date Added: 15/06/2012</p>	
	<p>32 High Street, Broadway, Worcestershire Rent: £30,000 / Annum Size: 1,405 sq ft Date Updated: 11/05/2012 Description: ** OPEN VIEWING MORNING MONDAY 19 MARCH 2012 **The premises comprise a ground floor retail unit fronting the High Street and close to the flagship hotel The Lygon Arms in the centre of the village. Formerly used as a cafe, the premises are equally suitable for standard...</p>
<p>73-83 St. Johns, WORCESTER, Worcestershire Price: £400,000.00 Size: 0 sq ft Date Updated: 18/05/2012</p>	<p>Description: DESCRIPTIONThe site comprises a substantial frontage of three former buildings facing St Johns, together with a site behind, as identified on the attached Ordnance Survey extract, edged red (for identification purposes only).PREMISESThe premises formerly comprised a ret...</p>

	<p>Stockwood Business Park, Redditch, Worcestershire Rent: £22500.00 / Annum Size: 2228 sq ft Date Added: 08/06/2012 Description: *** AVAILALE AS A WHOLE OR SEPARATE *** The premises are located on Stockwood Business Park, just outside the village of Inkberrow in Worcestershire to the south of Redditch. Stockwood Business Park occupies an attractive Rural Position with convenient access to the..</p>
	<p>Former Magistrates Court, Halesowen, Worcestershire Size: 11333.00 sq ft Date Added: 18/06/2012 Description: The property comprises a Courthouse built in approximately 1973 of brick construction. The ground floor provides two court rooms and associated office accommodation. The first floor provides a further court room and associated office accommodation. We understand that ...</p>
	<p>The Courtyard Cafe, Friar Street, Worcester, Worcestershire Rent: £20000.00 / Annum Size: 2575 sq ft Date Added: 02/09/2011 Description: The property comprises a steel framed restaurant building forming part of the Vue Cinema Complex. The property is currently in a shell state ready for tenant to fit out and benefits from full A3 Planning Consent.(Agency Pilot Ref: 194)</p>
	<p>Unit 4, Bush Walk, Worcester, Worcestershire Rent: £27500.00 / Annum Size: 6964 sq ft Date Added: 10/05/2012 Description: *** UNDER OFFER *** Unit 4 Bush Walk is situated centrally within St Johns between Henwick Road and Bush Walk. The property has most recently been occupied by Worcester College of Technology and used as their electrical training department and therefore has D1 consent..</p>
	<p>The Coppertops, 195 Oldbury Road, Worcester, Worcestershire Size: 1.55 Date Added: 30/03/2012 Description: The Coppertops is located at the edge of St Johns, a residential area to the west of Worcester City Centre. It is a densely populated area and is also home to University College Worcester which is located nearby, also on Oldbury Road. The Coppertops is a large detach...</p>
	<p>Former Evolution Nightclub, 57-59 Lowesmoor, Worcester, Worcestershire Rent: £20000.00 / Annum Size: 2675 sq ft Date Added: 16/05/2012 Description: 57-59 Lowesmoor is situated in Worcester City Centre and has an overall capacity of 250 including the outside patio. The building is divided into two areas on the ground floor, main bar / nightclub and lounge area. In addition there are the usual ancillary areas associ...</p>

	<p>0 The Crown Inn, High Street, TEWKESBURY, Gloucestershire Price: £250,000.00 Size: 1873 sq ft Date Added: 18/06/2012 Description: A two storey licensed property located in the heart of the village of Kemerton. Picturesque period building in an idyllic Worcestershire village. Cotswold area of outstanding natural beauty. Traditional public house with a number of retained period features. Attractive ...</p>
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Other

Worcester - + 3 miles

Kidderminster + 3 miles

Bromsgrove + 3 miles


Redditch + 3 miles

Malvern + 3 Miles

Tewksbury + 3 miles



Evesham + 5 miles

Land



	<p>Salwarpe Road, Droitwich, Worcestershire Size: 3.41 Acres Date Updated: 23/03/2012 Description: Self contained storage land. Available on flexible lease terms.</p>
<p>BROMSGROVE TECHNOLOGY PARK, ISIDORE ROAD, BROMSGROVE, Worcestershire Price: POA Size: 0.62 - 3.52 Acres Date Added: 02/12/2011</p>	
<p>Finpoint, Minster Road, Kidderminster, Worcestershire Size: 1 - 6 Acres Date Added: 06/10/2011 Description: Finpoint offers a high profile location with direct access off the A451 Stourport Road, approximately five miles north of Junction 5 of the M5 Motorway and five miles south of Kidderminster town centre. The location provides excellent communication links allowing easy...</p>	

	<p>Woodhall Farm, Wichenford, Worcester, Worcestershire Size: 326 Date Updated: 24/02/2012 Description: Lot 1: Farmland, a range of traditional red brick barns and modern farm buildings with planning consent for 12,000 sq.ft. of new farm buildings. Approximately, 326.70 acres Lot 2: (Available by separate negotiation). A Grade II listed farmhouse dating from the 17th ..</p>
	<p>Land & Buildings, Frogger Lane, Worcester, Worcestershire Price: GBP Size: 1.15 Date Added: 20/06/2012 Description: The property comprises a part completed barn conversion development scheme of 5 brick-built buildings and a part completed steel portal framed building. construction work has commenced on barns C & D and the remaining 3 buildings remain in original condition. A steel ..</p>
	<p>Units 33 & 35-45 Thornleigh Trading Estate, Dudley, Worcestershire Size: 7908.02 - 27735.34 sq ft Date Added: 18/06/2012 Description: The subject premises comprise a site of approximately 0.68 hectares (1.67 acres), on which is constructed three separate industrial buildings: Unit 33 A single storey workshop with two storey offices to the front elevation. The workshop is of steel portal frame constr...</p>
	<p>High Point Business Park, Worcester, Worcestershire Size: 1500.00 - 100000.00 sq ft Date Added: 18/06/2012 Description: TO LET / FOR SALE. The development will comprise of newly constructed office buildings of various sizes, set in an attractive landscaped environment as follows:- Buildings designed to suit exact requirements with sizes up to 100,000 ft² Flexible accommodation with a...</p>
	<p>Land At, Astwood Lane, Redditch, Worcestershire Price: £60,000.00 Size: 6.80 - 15.20 Date Added: 23/03/2012 Description: *** SOLD SUBJECT TO CONTRACT *** FOR SALE BY PRIVATE TREATY Two plots of land extending to hectares (22 acres) in all as edged red on the plan for identification purposes. The land benefits from excellent access off Astwood Lane with a private driveway leading to Astw..</p>
	<p>Land Off, Sandy Lane, Kidderminster, Worcestershire Price: £40,000.00 Size: 2.42 - 9.87 Date Added: 03/02/2012 Description: FOR SALE BY PRIVATE TREATY The two parcels of land are accessed off Sandy Lane and are predominately used for equestrian grazing purposes. The soil is a sandy loam and the boundaries consist of stock proof fencing supported by hedges. Lot 1: The land extends to appr..</p>

	<p>Vale Park West - DB, Evesham, Worcestershire Size: 32 Date Added: 03/05/2012 Description: A joint development between LaSalle UK Ventures and Stoford Developments. The site extends to approximately 40 acres and will provide a first phase of speculative industrial development with units ranging from 1,000 sq ft upwards. Units will be available on a leasehold ..</p>
	<p>Former Wadderton Conference Centre, 37 Greenhill, Bromsgrove, Worcestershire Price: £950,000.00 Size: 11479 sq ft Date Added: 08/03/2012 Description: Attractive Victorian property set within stunning surroundings in the popular village of Blackwell. The property comprises a former conference centre together with a range of outbuildings set within 12 acres of picturesque grounds. It has not been occupied for some tim...</p>
	<p>The Coppertops, 195 Oldbury Road, Worcester, Worcestershire Size: 1.55 Date Added: 30/03/2012 Description: The Coppertops is located at the edge of St Johns, a residential area to the west of Worcester City Centre. It is a densely populated area and is also home to University College Worcester which is located nearby, also on Oldbury Road. The Coppertops is a large detach...</p>
	<p>Land Adjacent To, Evesham, Worcestershire Size: 3.80 Date Added: 29/11/2011 Description: The land is situated next to Evesham Country Park just off the A46 to the north of Evesham. The site extends to approximately 3.8 acres (1.5 hectares) and is suitable for development (subject to planning). (Agency Pilot Software Ref: 1257)</p>
	<p>Residential Development Site, The Fairways, Worcester, Worcestershire Size: 1.23 Date Added: 02/09/2011 Description: The site is located on the car park and club house of the former Tolladine Golf Course, located a short distance to the east of Worcester City Centre in an established residential area. Planning Permission has been granted by Worcester City Council for the development ...</p>
	<p>Land Off, Sandy Lane, Kidderminster, Worcestershire Price: £40,000.00 Size: 2.42 - 9.87 Date Added: 22/05/2012 Description: FOR SALE BY PRIVATE TREATY The two parcels of land are accessed off Sandy Lane and are predominately used for equestrian grazing purposes. The soil is a sandy loam and the boundaries consist of stock proof fencing supported by hedges. Lot 1: The land extends to appr...</p>
<p>The Bungalow, 97 London Road, Worcester, Worcestershire</p>	

<p>Price: £1,500,000.00 Size: 3.26 Date Added: 02/09/2011 Description: FOR SALE BY PRIVATE TREATY Bungalow and House with associated outbuildings sitting within circa 3.26 acres (1.32 ha). The site is situated in an established residential location close to the city centre and has development potential for a number of different uses (subje...</p>	
	<p>Consterdyne, 6 Mason Road, Kidderminster, Worcestershire Size: 5000 sq ft Date Added: 07/06/2012 Description: * Existing care home - 10 residents * Over 5,000 sq ft (465 sq m) existing building * Large site - potential for extension * Vacant possession on completion * Suitable for alternative uses, subject to planning (Agency Pilot Software Ref: 1340)</p>
	<p>Upton Clinic, Old Street, Upton Upon Severn, Worcestershire Price: £265,000.00 Size: 1296 sq ft Date Added: 02/06/2012 Description: Victorian former house which is set back from the road and benefits from a small parking area to the rear of the building. In recent years the property has been utilised as a clinic and therefore us fully fitted for this use including waiting rooms, consultations rooms a...</p>
	<p>Malvern Community Hospital, Lansdowne Crescent, Malvern, Worcestershire Price: £675,000.00 Size: 14514 sq ft Date Added: 29/02/2012 Description: Malvern Community Hospital is located on Lansdowne Crescent in Great Malvern, just off Barnards Green Road and sits in a site of approximately 0.3 ha (0.75 acres). Accommodation is arranged over three floors - lower ground, ground and first floor. Level access is av...</p>
<p>Balds Lane, Lye, West Midlands Price: £60,000.00 Rent: 7500.00 / Annum Size: 0.2200 Acres Date Updated: 09/06/2011 Description: The site is located on Balds Lane just off the main A458 between Halesowen & Stourbridge. Access to J3 of the M5 can be gained via the A458, whilst the nearby A456 provides access to Worcestershire & Birmingham. West Bromwich, Wolverhampton & Walsall can be ..</p>	
	<p>118 Bromwich Road, WORCESTER, Worcestershire Price: £170,000.00 (Asking Price) Size: 1009.8 sq ft Date Added: 15/06/2012 Description: We are pleased to offer a great opportunity to purchase a business with spacious two bedroomed accommodation above suitable for the business owner or would make an ideal rental investment. Nisa is a leading brand in retail and provides a high quality, local shopping exper...</p>

	<p>Former Day Centre, Coventry Street, Kidderminster, Worcestershire Price: £275,000.00 (Guide Price) Size: 7833 sq ft Date Updated: 16/02/2012 Description: The property comprises 7,833 sq ft GIA. It was originally purpose built as a Day Care Centre in the 1970's. It is of brick construction, has a pent pitched tiled roof and is single storey. Internally there are a mixture of large open plan day care rooms, together with a...</p>
	<p>Worcester Road, Kidderminster, Worcestershire Rent: £41500 / Annum Size: 4880 sq ft Date Updated: 18/10/2011 Description: The property is located on the A442 Worcester Road, a short distance to the south west of Kidderminster town centre and close to the junction with the A451 Stourport Road and The Ringway. The property comprises a single storey showroom premises constructed using a steel ...</p>
	<p>Dudley Road / Canal Street, Dudley, Worcestershire Size: 115173.84 sq ft Date Added: 21/06/2012 Description: The site consists of former a warehouse and associated office building. The current buildings are due to be demolished and the site will be sold cleared down to hard standing. The site is located approximately 2miles from Dudley town centre and 1 mile from the Merry Hil...</p>
	<p>Land & Buildings, Frogger Lane, Worcester, Worcestershire Price: GBP Size: 1.15 Date Added: 20/06/2012 Description: The property comprises a part completed barn conversion development scheme of 5 brick-built buildings and a part completed steel portal framed building. construction work has commenced on barns C & D and the remaining 3 buildings remain in original condition. A steel ...</p>
	<p>Former Magistrates Court, Halesowen, Worcestershire Size: 11333.00 sq ft Date Added: 18/06/2012 Description: The property comprises a Courthouse built in approximately 1973 of brick construction. The ground floor provides two court rooms and associated office accommodation. The first floor provides a further court room and associated office accommodation. We understand that ...</p>
	<p>Droitwich Road Medical Centre, Droitwich Road, Worcester, Worcestershire Size: 3725 sq ft Date Added: 02/09/2011 Description: Berwyn House Surgery has recently obtained planning to construct a new medical centre & associated car parking on the Droitwich Road, Worcester. The surplus accommodation available is located on the first and second floors both of which are serviced by a staircase and pa..</p>

	<p>Consterdyne, 6 Mason Road, Kidderminster, Worcestershire Size: 5000 sq ft Date Added: 07/06/2012 Description: * Existing care home - 10 residents * Over 5,000 sq ft (465 sq m) existing building * Large site - potential for extension * Vacant possession on completion * Suitable for alternative uses, subject to planning (Agency Pilot Software Ref: 1340)</p>
	<p>Malvern Community Hospital, Lansdowne Crescent, Malvern, Worcestershire Price: £675,000.00 Size: 14514 sq ft Date Added: 29/02/2012 Description: Malvern Community Hospital is located on Lansdowne Crescent in Great Malvern, just off Barnards Green Road and sits in a site of approximately 0.3 ha (0.75 acres). Accommodation is arranged over three floors - lower ground, ground and first floor. Level access is av...</p>

5. BCIS COSTS

Rate per m2 gross internal floor area for the building Cost including prelims.								
Last updated 30-Jun-2012 12:06.								
Location adjusted to West Midlands (Location index 98, sample 385).								
Building Function		£/m ² gross internal floor area						Sample
(Maximum age of projects)		Mean	Lowest	Lower	Median	Upper	Highest	
				Quartile		Quartile		
	New build							
127.1	Garages (20)	589	170	414	604	737	1022	6
127.11	Domestic scale garages (25)	658	177	-	774	-	1022	3
127.12	Vehicle storage buildings (20)	434	170	-	470	-	628	4
127.3	Vehicle showrooms (25)	810	476	681	774	844	1899	61
273	Food/drink/tobacco factories (15)	1014	361	725	1215	1304	1365	8
274	Factories for chemical and allied industries (15)	1194	282	391	832	1916	2547	5
275.1	Factories for metals (20)	837	341	-	870	-	1301	3
275.2	Factories for mechanical engineering (20)	812	407	-	818	-	1210	3
275.5	Factories for electronics, computers, or the like (20)	900	279	778	843	1085	1512	6
277.3	Factories for paper, printing and publishing (20)	608	210	405	471	681	1364	6
278	Builders yards, Local Authority maintenance depots (15)	746	424	567	674	965	1061	7
282	Factories							
	Generally (20)	640	157	398	542	770	2547	212
	Up to 500m2 GFA (20)	808	306	578	653	980	1839	37
	500 to 2000m2 GFA (20)	624	157	413	531	749	2547	96
	Over 2000m2 GFA (20)	580	210	362	469	771	1455	79
282.1	Advance factories							
	Generally (15)	540	269	376	512	648	1137	53
	Up to 500m2 GFA (15)	705	531	569	628	771	1137	12
	500 to 2000m2 GFA (15)	530	269	381	488	651	1131	28
	Over 2000m2 GFA (15)	408	270	320	372	479	650	13
282.12	Advance Factories/Offices - mixed facilities (class B1)							
	Generally (15)	821	296	482	823	1052	1544	23
	Up to 500m2 GFA (20)	1165	646	-	1235	-	1544	4
	500 to 2000m2 GFA (15)	740	296	476	750	969	1269	12
	Over 2000m2 GFA (15)	749	316	438	744	933	1455	8
282.2	Purpose built factories							
	Generally (25)	684	157	409	584	838	2547	129

		Up to 500m2 GFA (20)	874	476	609	<u>752</u>	1186	1301	7
		500 to 2000m2 GFA (25)	672	157	434	<u>548</u>	756	2547	52
		Over 2000m2 GFA (25)	673	210	379	<u>633</u>	847	1874	70
282.22	Purpose built factories/Offices - mixed facilities (15)		657	272	409	<u>570</u>	909	1489	18
284	Warehouses/stores								
		Generally (15)	528	136	351	<u>421</u>	564	2854	88
		Up to 500m2 GFA (15)	908	420	573	<u>674</u>	765	2854	8
		500 to 2000m2 GFA (15)	530	277	364	<u>442</u>	635	1074	20
		Over 2000m2 GFA (15)	478	136	334	<u>391</u>	515	1917	60
284.1	Advance warehouses/stores (15)		400	136	332	<u>363</u>	429	753	24
284.2	Purpose built warehouses/stores								
		Generally (15)	562	169	353	<u>443</u>	556	2854	60
		Up to 500m2 GFA (15)	952	420	561	<u>710</u>	778	2854	7
		500 to 2000m2 GFA (15)	501	277	354	<u>376</u>	518	1074	15
		Over 2000m2 GFA (15)	515	169	348	<u>440</u>	529	1917	38
284.5	Cold stores/Refrigerated stores (20)		861	455	547	<u>666</u>	1139	1759	8
314.1	County, City, Town halls (25)		1513	963	1192	<u>1289</u>	1916	2249	6
315	Local admin buildings (15)		1297	566	1116	<u>1248</u>	1501	2143	25
317	Law courts (20)		1901	1407	1652	<u>1938</u>	2115	2259	9
320	Offices								
		Generally (15)	1159	500	909	<u>1106</u>	1315	3683	234
		Air-conditioned							
		Generally (15)	1264	500	1025	<u>1171</u>	1373	3683	89
		1-2 storey (15)	1142	500	930	<u>1123</u>	1235	2128	31
		3-5 storey (15)	1296	788	1102	<u>1189</u>	1414	3683	48
		6+ storey (15)	1538	1044	1271	<u>1323</u>	1764	2713	9
		Not air-conditioned							
		Generally (15)	1070	550	812	<u>996</u>	1208	2060	94
		1-2 storey (15)	987	550	776	<u>942</u>	1110	2003	52
		3-5 storey (15)	1151	567	934	<u>1080</u>	1274	2060	39
		6+ storey (20)	1482	1159	-	<u>1546</u>	-	1679	4
320.1	Offices with shops, banks, flats, etc								
		Generally (15)	1117	735	852	<u>1006</u>	1393	2040	24
		1-2 storey (15)	875	735	769	<u>816</u>	933	1152	8
		3-5 storey (15)	1132	793	876	<u>953</u>	1426	1575	7
		6+ storey (15)	1321	887	1068	<u>1390</u>	1506	2040	9
338	Banks/Building Society branches (20)		1909	1456	-	<u>1799</u>	-	2471	3
340	Mixed commercial developments (30)		982	476	596	<u>983</u>	1384	1446	9
341	Wholesale trading building/auction rooms (25)		776	544	-	<u>814</u>	-	931	4

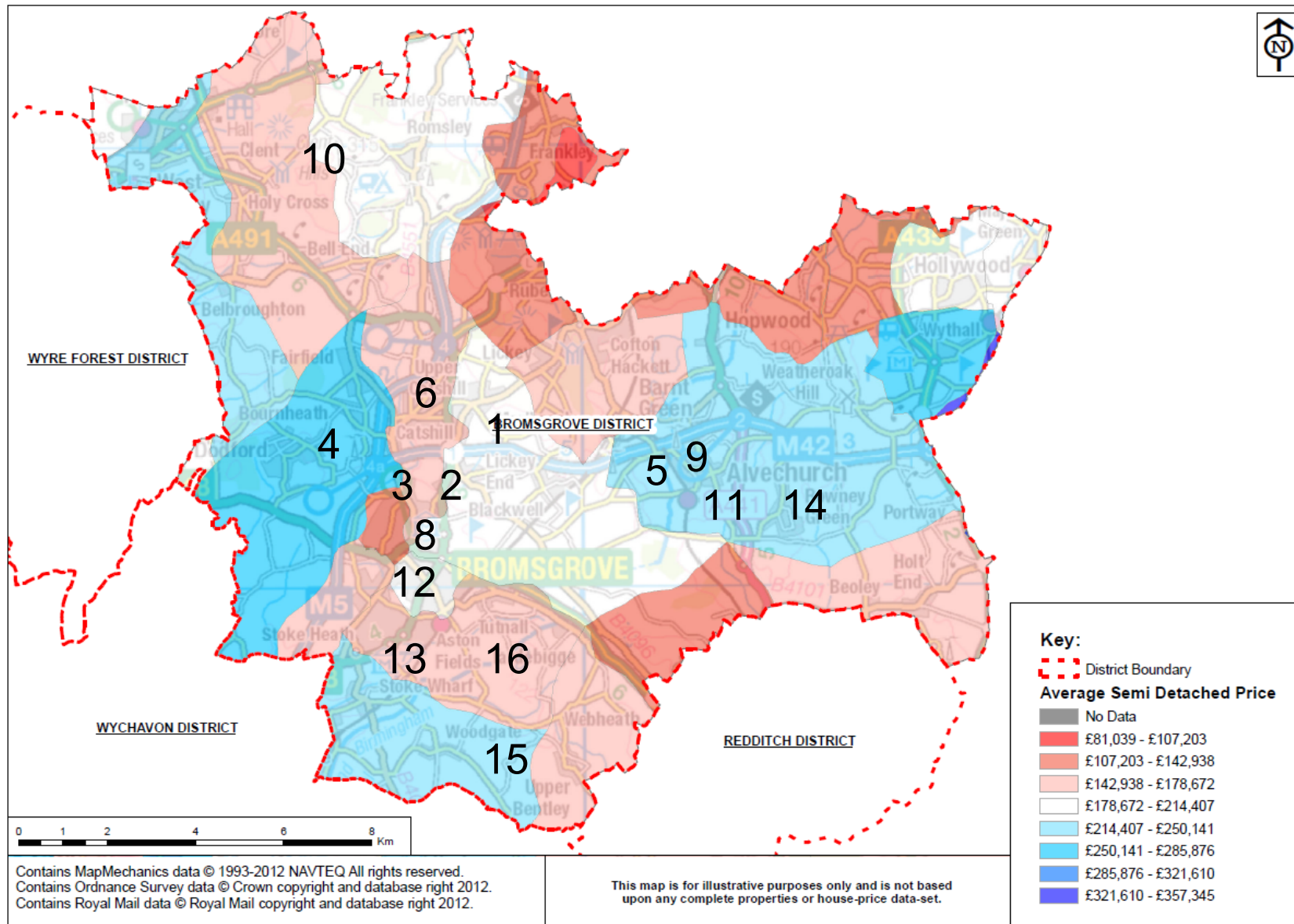
341.1	Retail warehouses								
		Generally (20)	538	274	399	<u>479</u>	577	1701	56
		Up to 1000m2 (20)	636	343	440	<u>541</u>	642	1701	10
		1000 to 7000m2 GFA (20)	523	274	383	<u>477</u>	583	1118	35
		7000 to 15000m2 (20)	498	337	400	<u>454</u>	527	755	9
		Over 15000m2 GFA (25)	394	272	-	<u>378</u>	-	548	4
342	Shopping centres (20)		882	689	-	<u>841</u>	-	1117	3
343	Department stores (40)		910	318	719	<u>762</u>	1041	1709	5
344	Hypermarkets, supermarkets								
		Generally (25)	1037	170	734	<u>1034</u>	1341	1778	53
		Up to 1000m2 (25)	1050	699	-	<u>921</u>	-	1657	4
		1000 to 7000m2 GFA (25)	1057	170	743	<u>1154</u>	1352	1778	44
		7000 to 15000m2 (25)	777	691	-	<u>779</u>	-	862	4
345	Shops								
		Generally (25)	746	382	500	<u>632</u>	816	1877	40
		1-2 storey (25)	755	382	489	<u>632</u>	834	1877	36
		3-5 storey (25)	659	544	-	<u>644</u>	-	805	4
345.1	Shops with domestic, office accommodation (15)		1131	485	874	<u>981</u>	1255	1971	9
411.1	Hospital teaching centres (15)		1409	1170	1303	<u>1397</u>	1461	1732	6
412	General hospitals, GP hospitals, cottage hospitals								
		Generally (20)	1663	838	1352	<u>1604</u>	1863	3552	143
		Up to 1000m2 (20)	1730	838	1390	<u>1651</u>	1920	3552	40
		1000 to 7000m2 GFA (20)	1621	874	1346	<u>1557</u>	1846	3189	90
		7000 to 15000m2 (20)	1521	914	1347	<u>1694</u>	1742	1837	6
		Over 15000m2 GFA (20)	1933	1147	1401	<u>1750</u>	2469	2891	7
412.8	Hospital - mixed specialist facilities (20)		1577	914	1258	<u>1450</u>	1920	2345	5
421	Health Centres, clinics, group practice surgeries								
		Generally (15)	1246	374	1035	<u>1218</u>	1424	2697	93
		Public (15)	1383	374	1081	<u>1410</u>	1666	2697	32
		Private (15)	1167	727	1022	<u>1153</u>	1322	1576	60
442	Nursing homes, convalescent homes, short stay medical homes (15)		1217	711	888	<u>1221</u>	1388	2015	20
443	Hospices - Homes for chronic invalids, addicts, etc (15)		1313	1037	1087	<u>1379</u>	1487	1623	7
447	Old people's home								
		Generally (15)	1102	730	937	<u>1080</u>	1204	2242	43
		Up to 500m2	1041	844	-	<u>1080</u>	-	1201	3

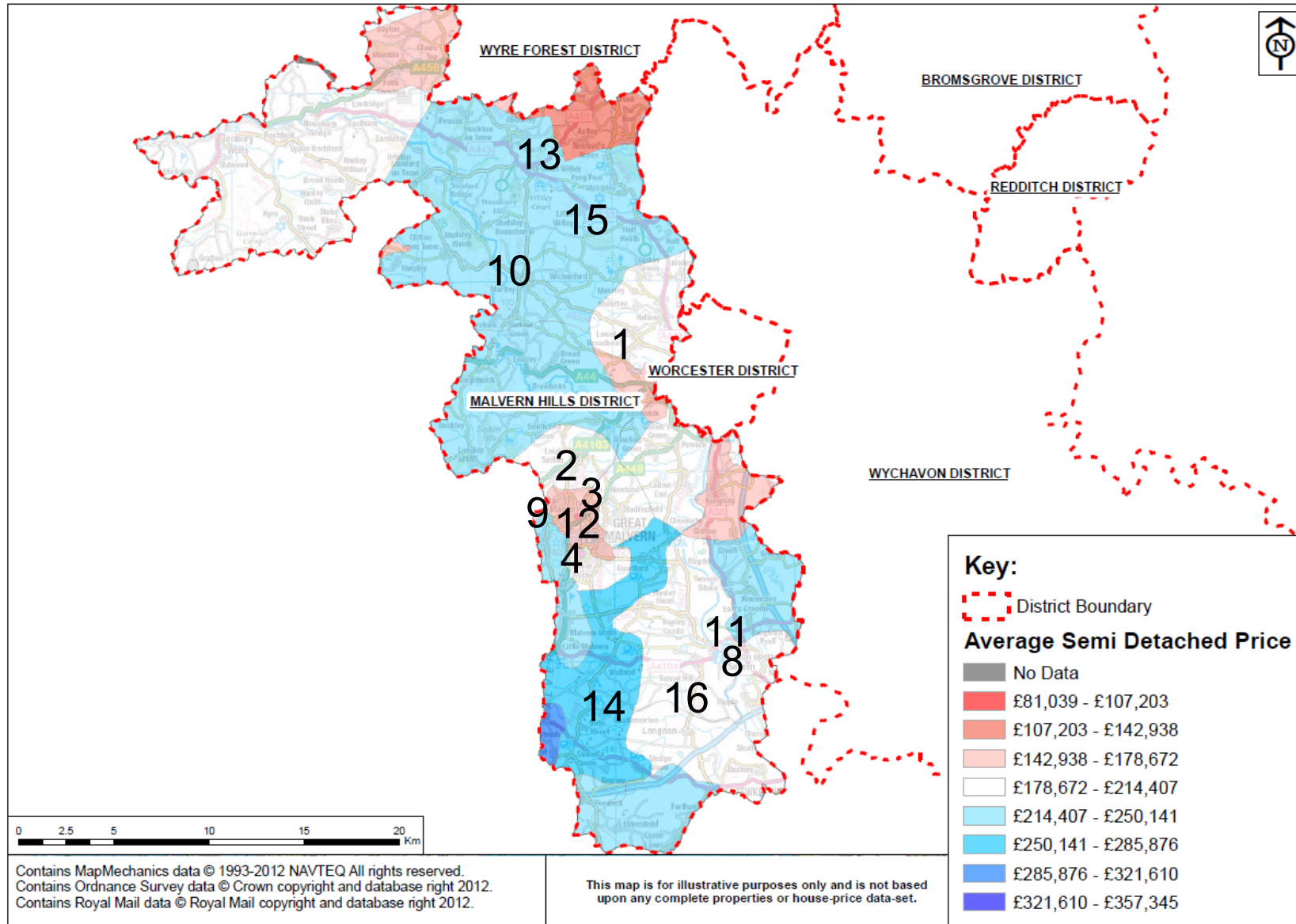
		GFA (25)							
		500 to 2000m2 GFA (15)	1192	730	955	1088	1280	2242	11
		Over 2000m2 GFA (15)	1066	752	876	1062	1202	1707	30
448	Day centres (15)		1311	932	1109	1299	1380	2218	28
461	Veterinary hospitals (15)		1504	1119	1223	1446	1674	2172	7
512	Restaurants (20)		1691	1237	1371	1586	1725	2664	6
515	Cafes, snack bars, coffee bars, milk bars (25)		1648	793	1023	1682	1753	2990	5
517	Public houses, licensed premises								
		Generally (20)	1432	889	1311	1362	1617	1999	18
		Up to 500m2 GFA (20)	1432	1264	-	1403	-	1656	4
		500 to 2000m2 GFA (20)	1433	889	1311	1349	1651	1999	14
524	Theatres (15)		1852	1382	1518	1636	2214	2878	14
525	Cinemas (25)		1024	791	-	991	-	1324	4
532	Community Centres								
		Generally (20)	1263	558	996	1214	1432	4338	131
630	Churches, chapels (15)		1519	645	1075	1317	1577	4323	42
640	Mission halls, meeting houses (15)		1673	1012	1288	1504	1693	3167	15
650	Temples, mosques, synagogues (20)		1485	1115	-	1529	-	1812	3
710	Schools								
		Generally (15)	1286	446	1056	1246	1478	3371	845
		Public (15)	1286	470	1056	1247	1478	3371	778
		Private (15)	1290	446	1054	1240	1456	2458	67
721	Universities (15)		1429	953	1130	1506	1548	1989	9
721.2	University - specialised teaching blocks (15)		1603	862	1240	1392	1786	3799	27
721.8	University - mixed facilities (20)		1877	1065	-	1994	-	2453	4
722	Colleges								
		Generally (15)	1217	701	906	1100	1351	3190	41
		1-2 storey (15)	1202	782	933	1182	1331	1979	18
		3-5 storey (15)	1188	701	872	1100	1455	2008	18
758	Exhibition buildings (15)		2263	1106	1376	1423	2989	5173	9
762	Public Libraries (15)		1623	1224	1390	1577	1785	2334	28
763	School/College/University Libraries (15)		1326	649	989	1200	1526	2605	19
764	Special libraries (25)		1626	1342	-	1398	-	2137	3
766	Computer buildings								
		Generally (30)	1641	846	1208	1479	2076	2937	27
		Air-conditioned (30)	2049	1206	1508	2334	2544	2655	5
		Not air-conditioned (30)	1328	846	-	1115	-	2236	4
767	Record offices, archives, patent offices (20)		1570	1028	-	1809	-	1874	3
810	Housing, mixed developments (15)		805	407	677	780	902	1766	646
810.1	Estate Housing								

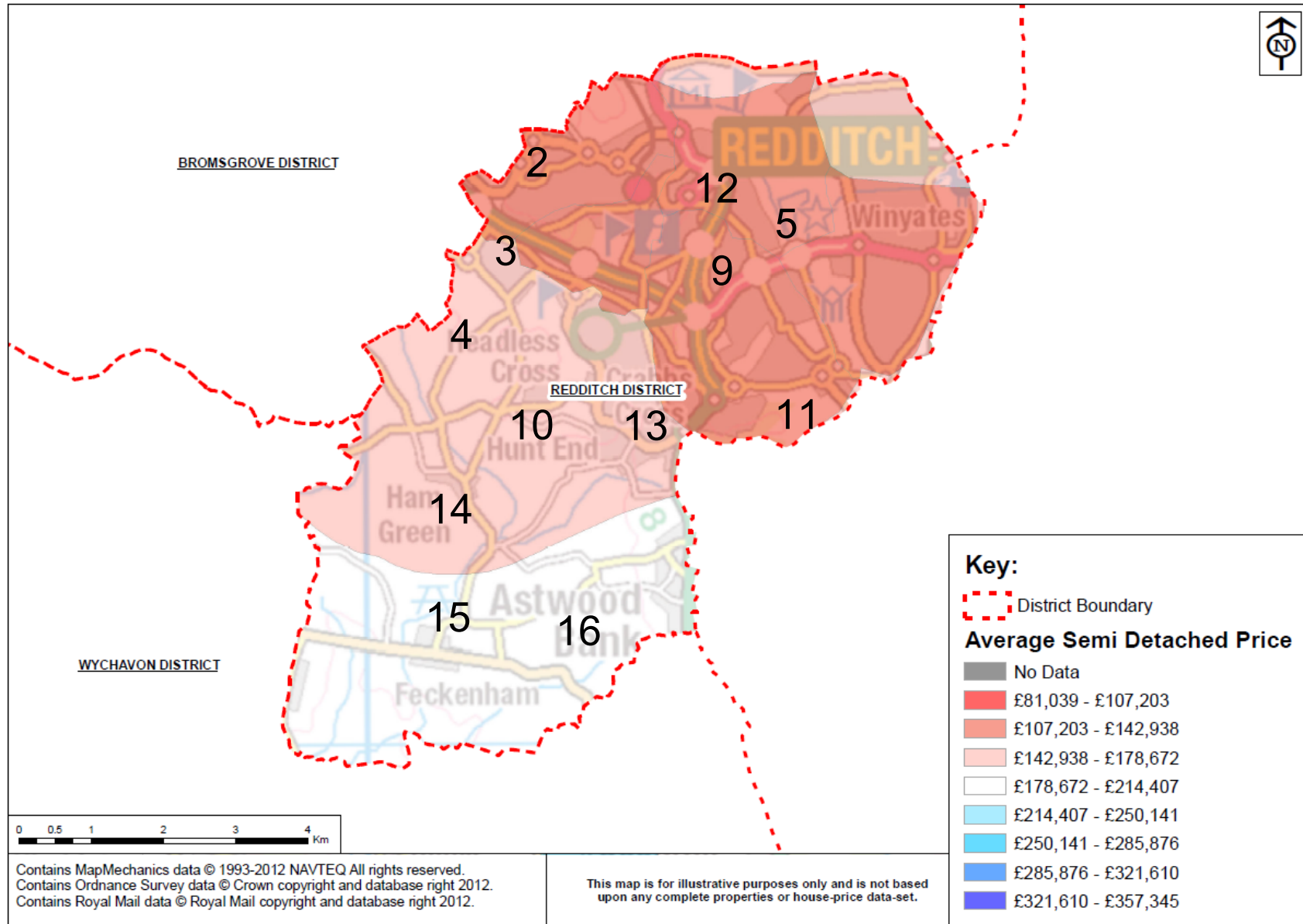
		Generally (15)	782	296	668	<u>763</u>	867	1632	1147
		Single storey (15)	859	296	742	<u>831</u>	978	1484	230
		2-storey (15)	761	401	661	<u>744</u>	846	1469	828
		3-storey (15)	769	507	644	<u>715</u>	862	1632	87
		4-storey or above (25)	1106	849	-	<u>1009</u>	-	1460	3
810.11	Estate Housing detached (15)		800	623	656	<u>782</u>	878	1073	12
810.12	Estate housing semi detached								
		Generally (15)	781	409	667	<u>765</u>	873	1484	229
		Single storey (15)	910	577	771	<u>905</u>	1036	1484	46
		2-storey (15)	752	409	659	<u>744</u>	845	1109	172
		3-storey (15)	687	544	610	<u>653</u>	752	961	11
810.13	Estate housing terraced								
		Generally (15)	801	406	667	<u>773</u>	909	1632	266
		Single storey (15)	849	529	713	<u>798</u>	979	1316	53
		2-storey (15)	789	406	670	<u>776</u>	883	1236	175
		3-storey (15)	785	513	646	<u>714</u>	811	1632	38
816	Flats (apartments)								
		Generally (15)	927	367	771	<u>892</u>	1036	2818	648
		1-2 storey (15)	889	529	766	<u>859</u>	987	1659	176
		3-5 storey (15)	911	367	765	<u>892</u>	1030	1873	422
		6+ storey (15)	1236	704	928	<u>1152</u>	1375	2818	42
818	Housing with shops, offices, workshops or the like (15)		1041	527	799	<u>940</u>	1246	2346	49
820.1	'One-off' housing detached (3 units or less)								
		Generally (15)	1238	556	935	<u>1112</u>	1488	2823	101
		Single storey (15)	1036	556	899	<u>990</u>	1157	1535	42
		2-storey (15)	1274	646	943	<u>1122</u>	1577	2622	43
		3-storey (15)	1662	1033	1488	<u>1564</u>	1833	2823	13
		4-storey or above (25)	1540	1007	-	<u>1313</u>	-	2527	4
820.2	'One-off' housing semi-detached (3 units or less) (15)		898	596	794	<u>886</u>	999	1318	108
820.3	'One-off' housing terraced (3 units or less) (15)		1232	730	782	<u>844</u>	976	4271	13
841	Housing provided in connection with other facilities (15)		1043	818	924	<u>1054</u>	1104	1313	5
843	Sheltered Housing								
		Generally (15)	965	533	787	<u>896</u>	1035	2141	77
		Single storey (15)	1079	660	760	<u>945</u>	1204	2141	17
		2-storey (15)	921	533	780	<u>881</u>	999	1586	31
		3-storey (15)	941	699	863	<u>892</u>	974	1408	16
		4-storey or above (15)	897	686	740	<u>868</u>	955	1354	8
843.1	Sheltered Housing with shops, restaurants or the like (5)		989	711	836	<u>973</u>	1180	1415	9

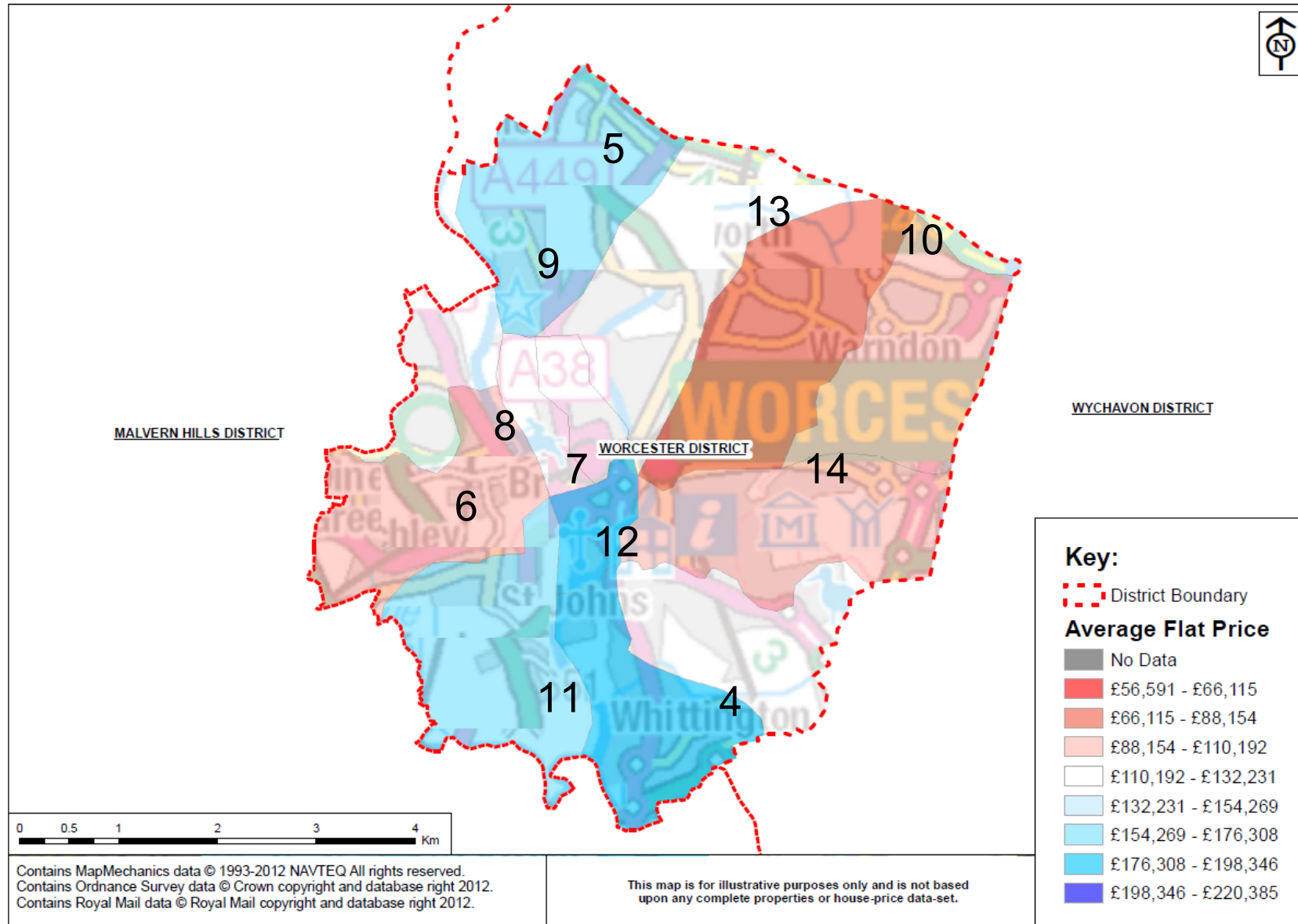
852	Hotels (15)	1238	704	1095	<u>1223</u>	1324	1914	20
853	Motels (15)	888	674	816	<u>839</u>	1028	1084	5
856.2	Students' residences, halls of residence, etc (15)	1179	734	927	<u>1167</u>	1334	2064	49
856.7	Youth hostels (15)	1515	952	-	<u>1508</u>	-	2091	4

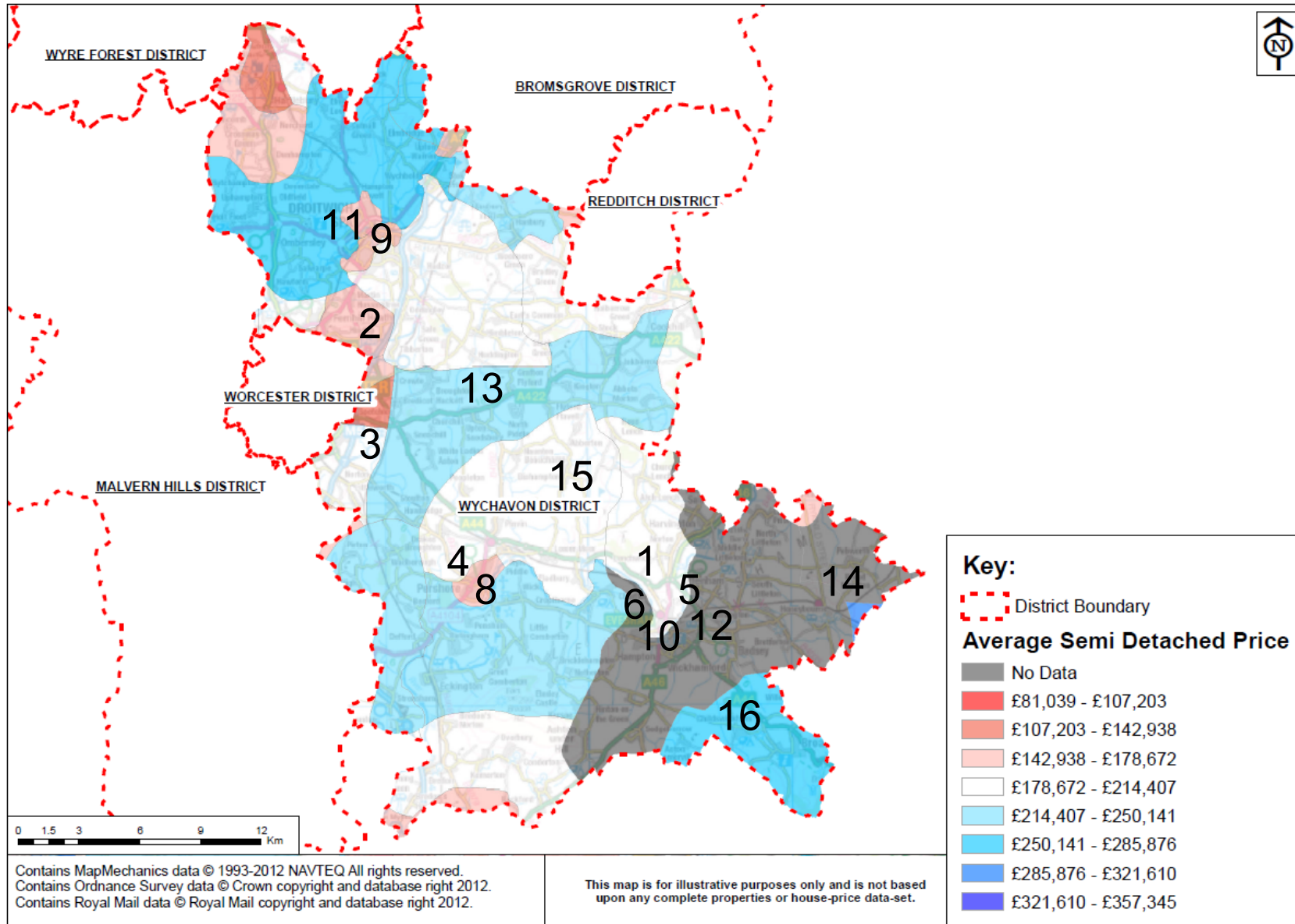
6. General Location of Modelled Residential Sites

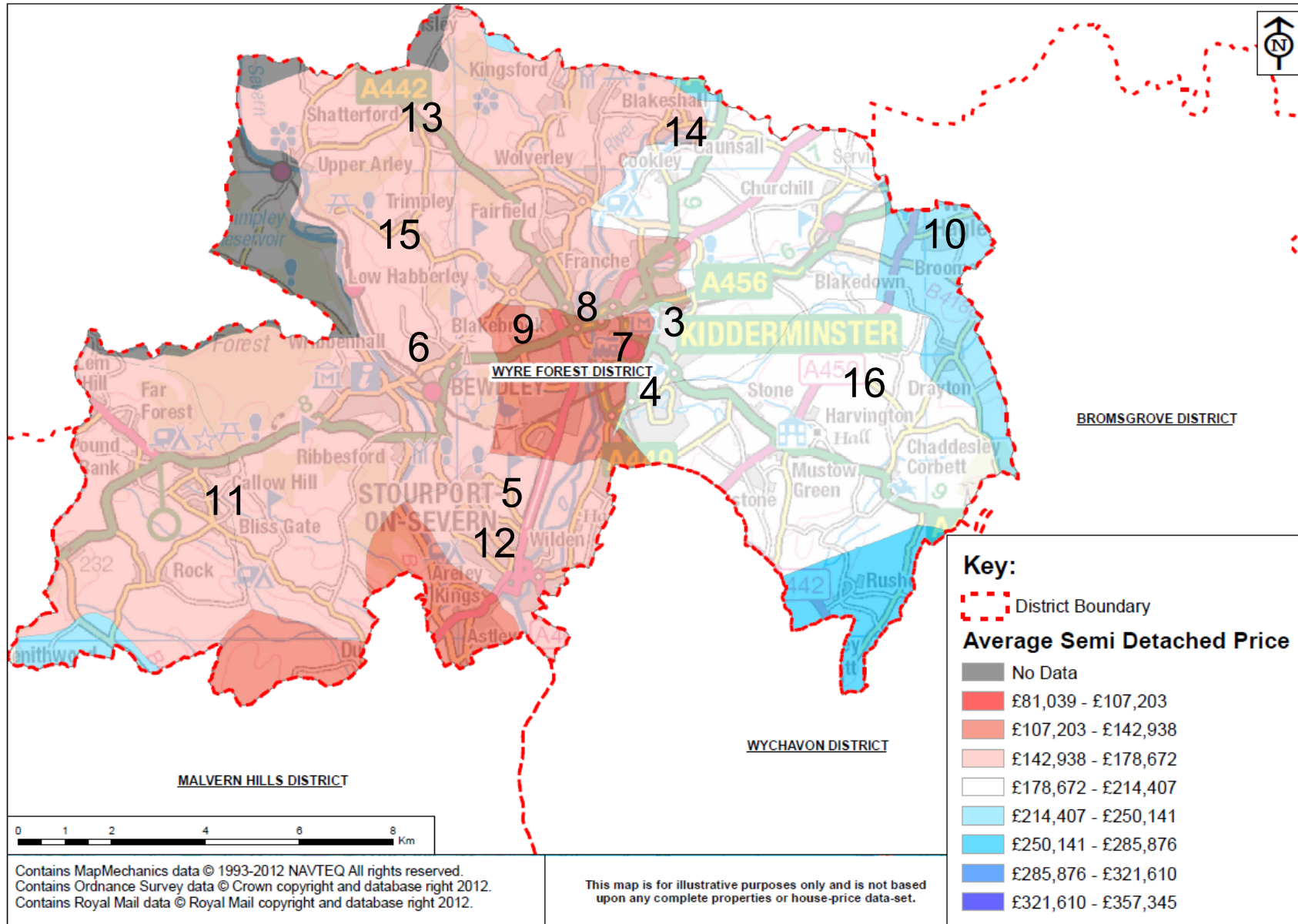












7. Residential Appraisal Results

The pages in this appendix are not numbered

Bromsgrove		Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16
		SUE 1	SUE 2	Greenfield 1	Greenfield 2	Greenfield 3	Brownfield redev. L		Brownfield redev. M	Medium Brownfield	Medium greenfield	Urban edge	Town centre flats	Ex garage site	Town Village Infill	Small Village Scheme	Village House
Gross Site Area	ha	14.17	13.33	6.25	4.17	3.00	0.60		0.42	0.40	0.57	0.30	0.20	0.12	0.10	0.10	0.10
Net Site Area	ha	8.50	8.00	3.75	2.50	1.80	1.40		0.42	0.40	0.57	0.30	0.20	0.12	0.10	0.10	0.10
Units		314	250	133	88	81	70		30	24	24	12	10	5	4	3	1
Mix	Market	60.00%	60.00%	60.00%	60.00%	60.00%	70.00%		70.00%	70.00%	60.00%	60.00%	70.00%	100.00%	100.00%	100.00%	100.00%
	Intermediate to Buy	13.00%	13.00%	13.00%	13.00%	13.00%	10.00%		10.00%	10.00%	13.00%	13.00%	10.00%	0.00%	0.00%	0.00%	0.00%
	Affordable Rent	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Social Rent	27.00%	27.00%	27.00%	27.00%	27.00%	20.00%		20.00%	20.00%	27.00%	27.00%	20.00%	0.00%	0.00%	0.00%	0.00%
Alternative Land Value	£/ha	25,000	25,000	25,000	25,000	25,000	450,000		450,000	450,000	25,000	50,000	450,000	450,000	750,000	50,000	50,000
	£ site	354,167	333,333	156,250	104,167	75,000	630,000		189,000	180,000	14,250	15,000	90,000	54,000	75,000	5,000	5,000
Uplift	£/ha	255,000	255,000	255,000	255,000	255,000	90,000		90,000	90,000	255,000	260,000	90,000	90,000	150,000	260,000	260,000
	£ site	3,612,500	3,400,000	1,593,750	1,062,500	765,000	126,000		37,800	36,000	145,350	78,000	18,000	10,800	15,000	26,000	26,000
Viability Threshold	£/ha	280,000	280,000	280,000	280,000	280,000	540,000		540,000	540,000	280,000	310,000	540,000	540,000	900,000	310,000	310,000
	£ site	3,966,667	3,733,333	1,750,000	1,166,667	840,000	756,000		226,800	216,000	159,600	93,000	108,000	64,800	90,000	31,000	31,000
Residual Value	£/ha	321,943	242,677	528,498	651,507	598,340	644,423		1,020,436	1,126,587	1,377,130	937,668	-57,810	717,317	2,251,730	1,912,316	1,007,730
	£ site	4,560,856	3,235,698	3,303,115	2,714,614	1,795,019	902,193		428,583	450,635	784,964	281,300	-11,562	86,078	225,173	191,232	100,773
Additional Profit	£/ha	49,031	-38,830	275,509	409,715	351,323	275,233		521,040	635,699	1,194,579	678,239	-622,713	187,264	1,428,687	1,692,520	729,556
	£ site	694,607	-517,739	1,721,931	1,707,146	1,053,968	165,140		218,837	254,279	680,910	203,472	-124,543	22,472	142,869	169,252	72,956
	£/Unit	2,212	-2,071	12,947	19,399	13,012	2,359		7,295	10,595	28,371	16,956	-12,454	4,494	35,717	56,417	72,956
	£/m2	45	-42	233	340	275	43		148	218	523	326	-221	53	428	613	657

Malvern Hills		Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16
		SUE 1	SUE 2	Greenfield 1	Greenfield 2				Brownfield redev. M	Medium Brownfield	Medium greenfield	Urban edge		Ex garage site	Town Village Infill	Small Village Scheme	Village House
Gross Site Area	ha	14.17	13.33	6.25	4.17				0.42	0.40	0.57	0.30	0.20	0.12	0.10	0.10	0.10
Net Site Area	ha	8.50	8.00	3.75	2.50				0.42	0.40	0.57	0.30	0.20	0.12	0.10	0.10	0.10
Units		314	250	133	88				30	24	24	12	10	5	4	3	1
Mix	Market	60.00%	60.00%	60.00%	60.00%				60.00%	60.00%	60.00%	70.00%	70.00%	80.00%	100.00%	100.00%	100.00%
	Intermediate to Buy	0.00%	0.00%	0.00%	0.00%				0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Affordable Rent	40.00%	40.00%	40.00%	40.00%				40.00%	40.00%	40.00%	30.00%	30.00%	20.00%	0.00%	0.00%	0.00%
	Social Rent	0.00%	0.00%	0.00%	0.00%				0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Alternative Land Val	£/ha	25,000	25,000	25,000	25,000				350,000	350,000	25,000	50,000	350,000	350,000	750,000	50,000	50,000
	£ site	354,167	333,333	156,250	104,167				147,000	140,000	14,250	15,000	15,000	42,000	75,000	5,000	5,000
Uplift	£/ha	255,000	255,000	255,000	255,000				70,000	70,000	255,000	260,000	70,000	70,000	150,000	260,000	260,000
	£ site	3,612,500	3,400,000	1,593,750	1,062,500				29,400	28,000	145,350	78,000	14,000	8,400	15,000	26,000	26,000
Viability Threshold	£/ha	280,000	280,000	280,000	280,000				420,000	420,000	280,000	310,000	420,000	420,000	900,000	310,000	310,000
	£ site	3,966,667	3,733,333	1,750,000	1,166,667				176,400	168,000	159,600	93,000	84,000	50,400	90,000	31,000	31,000
Residual Value	£/ha	332,757	324,151	574,023	656,141				951,958	625,000	1,464,601	1,259,642	1,357,721	872,319	2,132,497	1,714,651	805,244
	£ site	4,714,057	4,322,012	3,587,642	2,733,922				399,822	250,000	834,823	377,892	271,544	104,678	213,250	171,465	80,524
Additional Profit	£/ha	60,902	50,587	325,479	414,800				576,495	222,124	1,289,629	1,024,845	1,011,448	474,742	1,302,817	1,483,868	517,917
	£ site	862,781	674,494	2,034,243	1,728,333				242,128	88,849	735,089	307,454	202,290	56,969	130,282	148,387	51,792
	£/Unit	2,748	2,698	15,295	19,640				8,071	3,702	30,629	25,621	20,229	11,394	32,570	49,462	51,792
	£/m2	56	54	276	344				190	89	564	422	359	168	390	538	467

Redditch		Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16
		SUE 2	Greenfield 1	Greenfield 2	Greenfield 3					Medium Brownfield	Medium greenfield	Urban edge	Town centre flats	Ex garage site	Town Village Infill	Small Town Scheme	Village House
Gross Site Area	ha	13.33	6.25	4.17	3.00					0.40	0.57	0.30	0.20	0.12	0.10	0.10	0.10
Net Site Area	ha	8.00	3.75	2.50	0.00					0.40	0.57	0.30	0.20	0.12	0.10	0.10	0.10
Units		250	133	88	81					24	24	12	10	5	4	3	1
Mix	Market	70.00%	70.00%	70.00%	70.00%					70.00%	70.00%	70.00%	70.00%	100.00%	100.00%	100.00%	100.00%
	Intermediate to Buy	0.00%	0.00%	0.00%	0.00%					0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Affordable Rent	30.00%	30.00%	30.00%	30.00%					30.00%	30.00%	30.00%	30.00%	0.00%	0.00%	0.00%	0.00%
	Social Rent	0.00%	0.00%	0.00%	0.00%					0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Alternative Land Val	£/ha	25,000	25,000	25,000	25,000					450,000	25,000	50,000	450,000	450,000	750,000	50,000	50,000
	£ site	333,333	156,250	104,167	75,000					180,000	14,250	15,000	90,000	54,000	75,000	5,000	5,000
Uplift	£/ha	255,000	255,000	255,000	255,000					90,000	255,000	260,000	90,000	90,000	150,000	260,000	260,000
	£ site	3,400,000	1,593,750	1,062,500	765,000					36,000	145,350	78,000	18,000	10,800	15,000	26,000	26,000
Viability Threshold	£/ha	280,000	280,000	280,000	280,000					540,000	280,000	310,000	540,000	540,000	900,000	310,000	310,000
	£ site	3,733,333	1,750,000	1,166,667	840,000					216,000	159,600	93,000	108,000	64,800	90,000	31,000	31,000
Residual Value	£/ha	197,776	363,416	509,828	554,613					471,602	1,004,610	625,518	-196,403	717,317	1,774,798	1,912,316	1,007,730
	£ site	2,637,007	2,271,350	2,124,283	1,663,840					188,641	572,628	187,655	-39,281	86,078	177,480	191,232	100,773
Additional Profit	£/ha	-88,110	94,306	254,243	303,346					-67,987	789,783	335,707	-767,593	187,264	925,208	1,692,520	729,556
	£ site	-1,174,804	589,411	1,059,348	910,039					-27,195	450,176	100,712	-153,519	22,472	92,521	169,252	72,956
	£/Unit	-4,699	4,432	12,038	11,235					-1,133	18,757	8,393	-15,352	4,494	23,130	56,417	72,956
	£/m2	-81	68	181	204					-23	296	138	-273	53	277	613	657

<u>Worcester</u>		Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16
					Large Brownfield	Greenfield 3	Brownfield redev. L	Urban Flats	Brownfield redev. M	Medium Brownfield	Medium greenfield	Urban edge	Town centre flats	Ex garage site	Town Village Infill		
Gross Site Area	ha				4.17	3.00	1.40	0.60	0.42	0.40	0.57	0.30	0.20	0.12	0.10		
Net Site Area	ha				2.50	0.00	0.00	0.00	0.00	0.40	0.57	0.30	0.20	0.12	0.10		
Units					88	81	70	60	30	24	24	12	10	5	4		
Mix	Market				60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	70.00%	80.00%	80.00%	100.00%		
	Intermediate to Buy				0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
	Affordable Rent				40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	30.00%	20.00%	20.00%	0.00%		
	Social Rent				0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
Alternative Land Val	£/ha				25,000	25,000	350,000	350,000	350,000	350,000	25,000	50,000	350,000	350,000	750,000		
	£ site				104,167	75,000	490,000	210,000	147,000	140,000	14,250	15,000	70,000	42,000	75,000		
Uplift	£/ha				255,000	255,000	70,000	70,000	70,000	70,000	255,000	260,000	70,000	70,000	150,000		
	£ site				1,062,500	765,000	98,000	42,000	29,400	28,000	145,350	78,000	14,000	8,400	15,000		
Viability Threshold	£/ha				280,000	280,000	420,000	420,000	420,000	420,000	280,000	310,000	420,000	420,000	900,000		
	£ site				1,166,667	840,000	588,000	252,000	176,400	168,000	159,600	93,000	84,000	50,400	90,000		
Residual Value	£/ha				453,169	379,850	-448	-1,163,134	1,239,168	361,330	1,100,887	1,341,269	1,630,041	144,924	1,476,716		
	£ site				1,888,206	1,139,549	-627	-697,880	520,451	144,532	627,506	402,381	326,008	17,391	147,672		
Additional Profit	£/ha				192,069	111,598	-435,232	-1,636,564	894,069	-57,715	894,402	1,112,717	1,304,535	-285,651	610,533		
	£ site				800,288	334,793	-609,325	-981,938	375,509	-23,086	509,809	333,815	260,907	-34,278	61,053		
	£/Unit				9,094	4,133	-8,705	-16,366	12,517	-962	21,242	27,818	26,091	-6,856	15,263		
	£/m2				159	87	-184	-357	295	-23	391	458	406	-101	183		

Wychavon		Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16
		SUE 1	SUE 2	Greenfield 1	Greenfield 2	Greenfield 3	Brownfield redev. L		Brownfield redev. M	Medium Brownfield	Medium greenfield	Urban edge	Town centre flats	Ex garage site	Town Village Infill	Small Village Scheme	Village House
Gross Site Area	ha	14.17	13.33	6.25	4.17	3.00	1.40		0.42	0.40	0.57	0.30	0.20	0.12	0.10	0.10	0.10
Net Site Area	ha	0.00	0.00	0.00	2.50	0.00	0.00		0.00	0.40	0.57	0.30	0.20	0.12	0.10	0.00	0.00
Units		314	250	133	88	81	70		30	24	24	12	10	5	4	3	1
Mix	Market	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%		60.00%	60.00%	60.00%	70.00%	80.00%	80.00%	100.00%	100.00%	100.00%
	Intermediate to Buy	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Affordable Rent	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%		40.00%	40.00%	40.00%	30.00%	20.00%	20.00%	0.00%	0.00%	0.00%
	Social Rent	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Alternative Land Val	£/ha	25,000	25,000	25,000	25,000	25,000	350,000		350,000	350,000	25,000	50,000	350,000	350,000	750,000	50,000	50,000
	£ site	354,167	333,333	156,250	104,167	75,000	490,000		147,000	140,000	14,250	15,000	70,000	42,000	75,000	5,000	5,000
Uplift	£/ha	255,000	255,000	255,000	255,000	255,000	70,000		70,000	70,000	255,000	260,000	70,000	70,000	150,000	260,000	260,000
	£ site	3,612,500	3,400,000	1,593,750	1,062,500	765,000	98,000		29,400	28,000	145,350	78,000	14,000	8,400	15,000	26,000	26,000
Viability Threshold	£/ha	280,000	280,000	280,000	280,000	280,000	420,000		420,000	420,000	280,000	310,000	420,000	420,000	900,000	310,000	310,000
	£ site	3,966,667	3,733,333	1,750,000	1,166,667	840,000	588,000		176,400	168,000	159,600	93,000	84,000	50,400	90,000	31,000	31,000
Residual Value	£/ha	195,205	203,879	405,338	478,409	769,128	906,356		1,513,254	245,641	419,301	1,071,326	844,132	1,333,809	3,728,997	2,651,247	1,398,921
	£ site	2,765,400	2,718,389	2,533,361	1,993,373	2,307,385	1,268,899		635,567	98,256	239,001	321,398	168,826	160,057	372,900	265,125	139,892
Additional Profit	£/ha	-90,093	-81,412	140,321	219,766	538,710	538,116		1,191,903	-178,075	149,456	822,123	449,955	966,577	3,046,455	2,520,743	1,149,641
	£ site	-1,276,314	-1,085,487	877,008	915,693	1,616,130	753,363		500,599	-71,230	85,190	246,637	89,991	115,989	304,646	252,074	114,964
	£/Unit	-4,065	-4,342	6,594	10,406	19,952	10,762		16,687	-2,968	3,550	20,553	8,999	23,198	76,161	84,025	114,964
	£/m2	-83	-87	119	182	422	228		394	-71	65	338	140	343	912	913	1,036

Wyre Forest		Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16
				Brownfield 1	Brownfield 2	Brownfield 3	Brownfield redev. L	Urban Flats	Brownfield redev. M	Medium Brownfield	Medium greenfield	Urban edge	Town centre flats	Ex garage site	Town Village Infill	Small Village Scheme	Village House
Gross Site Area	ha			6.25	4.17	3.00	1.40	0.60	0.42	0.40	0.57	0.30	0.20	0.12	0.10	0.10	0.10
Net Site Area	ha			0.00	2.50	0.00	0.00	0.00	0.00	0.40	0.57	0.30	0.20	0.12	0.10	0.00	0.00
Units				133	88	81	70	60	30	24	24	12	10	5	4	3	1
Mix	Market			70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	100.00%	100.00%	100.00%	100.00%
	Intermediate to Buy			9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	0.00%	0.00%	0.00%	0.00%
	Affordable Rent			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Social Rent			21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	0.00%	0.00%	0.00%	0.00%
Alternative Land Val	£/ha			25,000	25,000	25,000	350,000	350,000	350,000	350,000	25,000	50,000	350,000	350,000	750,000	50,000	50,000
	£ site			156,250	104,167	75,000	490,000	210,000	147,000	140,000	14,250	15,000	70,000	42,000	75,000	5,000	5,000
Uplift	£/ha			255,000	255,000	255,000	70,000	70,000	70,000	70,000	255,000	260,000	70,000	70,000	150,000	260,000	260,000
	£ site			1,593,750	1,062,500	765,000	98,000	42,000	29,400	28,000	145,350	78,000	14,000	8,400	15,000	26,000	26,000
Viability Threshold	£/ha			280,000	280,000	280,000	420,000	420,000	420,000	420,000	280,000	310,000	420,000	420,000	900,000	310,000	310,000
	£ site			1,750,000	1,166,667	840,000	588,000	252,000	176,400	168,000	159,600	93,000	84,000	50,400	90,000	31,000	31,000
Residual Value	£/ha			716,538	420,403	501,890	858,511	-110,214	857,014	-391,340	1,720,688	1,247,290	1,294,137	1,086,519	2,559,487	1,516,985	1,007,730
	£ site			4,478,361	1,751,681	1,505,669	1,201,916	-66,128	359,946	-156,536	980,792	374,187	258,827	130,382	255,949	151,698	100,773
Additional Profit	£/ha			481,911	156,113	245,498	485,617	-547,981	474,303	-843,302	1,567,904	1,011,549	943,015	705,523	1,787,758	1,275,216	729,556
	£ site			3,011,944	650,473	736,495	679,864	-328,789	199,207	-337,321	893,706	303,465	188,603	84,663	178,776	127,522	72,956
	£/Unit			22,646	7,392	9,093	9,712	-5,480	6,640	-14,055	37,238	25,289	18,860	16,933	44,694	42,507	72,956
	£/m2			350	111	165	176	-102	134	-290	588	416	335	200	535	462	657

	Residual Worcestershire															
	Greenfield						Brownfield									
	Large Industrial	Small Industrial	Large office	Small office	Supermarkets	Retail Warehouse	Shops	Leisure	Large Industrial	Small Industrial	Large office	Small office	Supermarkets	Retail Warehouse	Shops	Leisure
m2	1,500	200	500	150	4,000	4,000		500	1,500	200	500	150	4,000	4,000	150	500
£/m2	800	750	1,500	1,500	2,500	1,800		1,200	800	750	1,500	1,500	2,500	1,800	2,000	1,200
Capital Value	1,200,000	150,000	750,000	225,000	10,000,000	7,200,000		600,000	1,200,000	150,000	750,000	225,000	10,000,000	7,200,000	300,000	600,000
Land Used	0.090	0.013	0.025	0.008	2.600	1.800		0.150	0.090	0.013	0.025	0.008	2.600	1.800	0.017	0.150
£/ha	25,000	25,000	25,000	25,000	25,000	25,000		25,000	350,000	350,000	350,000	350,000	350,000	350,000	4,000,000	350,000
Uplift £/ha	250,000	250,000	250,000	250,000	250,000	250,000		250,000	0	0	0	0	0	0	0	0
15.00%	41,250	41,250	41,250	41,250	41,250	41,250		41,250	52,500	52,500	52,500	52,500	52,500	52,500	600,000	52,500
Cost	28,463	4,175	7,906	2,372	822,250	569,250		569,250	36,225	5,313	10,063	3,019	1,046,500	724,500	78,200	60,375
Strategic Promotion	2,500	2,500	2,500	2,500	2,500	2,500		2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Planning	2,500	2,500	2,500	2,500	2,500	2,500		2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Misc Land	2,500	2,500	2,500	2,500	2,500	2,500		2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Construction	548,000	752,000	1,125,000	1,171,000	10,000,000	4,770,000		1,031,000	548,000	752,000	1,125,000	1,171,000	10,000,000	4,770,000	632,000	1,031,000
£	822,000	150,400	562,500	175,650	4,000,000	1,908,000		515,500	822,000	150,400	562,500	175,650	4,000,000	1,908,000	94,800	515,500
Infrastructure	123,300	22,560	84,375	26,348	600,000	286,200		77,325	123,300	22,560	84,375	26,348	600,000	286,200	14,220	77,325
Abnormals	15.00%								123,300	22,560	84,375	26,348	600,000	286,200	14,220	77,325
Fees	8.00%								65,760	12,032	45,000	14,052	320,000	152,640	7,584	41,240
Contingency	2.5% & 5%								41,100	7,520	28,125	8,783	200,000	95,400	4,740	25,775
Finance Costs	5,000	5,000	5,000	5,000	5,000	5,000		5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Sales	36,000	4,500	22,500	6,750	300,000	216,000		18,000	36,000	4,500	22,500	6,750	300,000	216,000	9,000	18,000
Misc Financial	5,000	5,000	5,000	5,000	5,000	5,000		5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Subtotal	1,113,573	214,927	753,844	247,063	6,159,750	3,197,290		1,251,703	1,265,185	242,385	854,438	278,448	7,084,000	3,686,440	240,264	833,040
Interest	77,950	15,045	52,769	17,294	431,183	223,810		87,619	88,563	16,967	59,811	19,491	495,880	258,051	16,818	58,313
Profit % Costs	238,305	45,994	161,323	52,871	1,318,187	684,220		267,864	270,750	51,870	182,850	59,588	1,515,976	788,898	51,416	178,271
COSTS	1,429,827	275,966	967,935	317,228	7,909,119	4,106,320		1,607,186	1,624,498	311,222	1,097,098	357,528	9,095,856	4,733,389	308,499	1,069,623
Additional Profit	-229,827	-125,966	-217,935	-92,228	-2,090,881	-3,094,680		-1,007,186	-424,498	-161,222	-347,098	-132,528	-904,144	-2,466,611	-8,499	-469,623
Residual Land Worth (APPROX)	-193,865	-114,291	-202,529	-82,357	-2,920,631	-3,674,430		-430,436	-380,773	-148,409	-329,535	-122,009	-1,958,144	-3,198,611	-77,201	-401,748
£/m2	-153	-630	-436	-615	-523	-774		-2,084	-283	-606	-684	-884	-226	-617	-57	-989

		Hotel		Student Halls
		Greenfield	Brownfield	Brownfield
Income				
	m2	1,620	1,620	3625
	£/m2	2,150	2,150	2225
	Capital Value	3,483,000	3,483,000	8,065,625
Costs				
	Land Used ha	0.40	0.40	0.3
	£/ha	25,000	450,000	350000
	Uplift £/ha	250,000	0	
	20%	110,000	180,000	105,000
	Cost	154,000	252,000	136,500
	Strategic Promotion	2,500	2,500	2,500
	Planning	2,500	2,500	2,500
	Misc Land	2,500	2,500	2,500
	Constructi /m2	1,031	1,031	1167
	£	1,670,220	1,670,220	4,230,375
	Infrastruct 15.00%	250,533	250,533	634,556
	Abnormals 10.00%			
	Fees 8.00%	133,618	133,618	338,430
	Contingen 2.50%	41,756	41,756	105,759
	Finance Costs	5,000	5,000	5,000
	Sales 3.00%	104,490	104,490	241,969
	Misc Financial	5,000	5,000	5,000
	Subtotal	2,372,116	2,470,116	5,705,089
	Interest 7.00%	166,048	172,908	399,356
	Profit % Co 20.00%	507,633	528,605	1,220,889
	COSTS	3,045,797	3,171,629	7,325,335
	Additional Profit	437,203	311,371	740,290
	Residual Land Worth (APPROX)	598,703	570,871	884,290
	£/m2	270	192	204

Appraisal Results showing Additional Profit and Approximate Residual Value - Greenfield										
	Large industrial	Small industrial	Large office	Small office	Supermarkets	Retail Warehouse	Shops	Leisure	Hotel	Student Halls
North Eastern Worcestershire										
Additional Profit	-159,305	-116,584	-98,192	-56,305	2,044,978	3,062,901		-1,038,965	437,203	
Residual Land Worth (APPROX)	-122,105	-104,728	-82,442	-46,330	2,910,478	3,664,401		-437,465	598,703	
Residual Worcestershire										
Additional Profit	-229,827	-125,966	-217,935	-92,228	2,090,881	3,094,680		-1,007,186	437,203	
Residual Land Worth (APPROX)	-193,865	-114,291	-202,529	-82,357	2,920,631	3,671,430		-430,436	598,703	
Appraisal Results showing Additional Profit and Approximate Residual Value - Brownfield										
	Large industrial	Small industrial	Large office	Small office	Supermarkets	Retail Warehouse	Shops	Leisure	Hotel	Student Halls
North Eastern Worcestershire										
Additional Profit	-368,276	-153,938	-231,327	-97,796	445,114	2,148,821	-12,865	-496,106	311,371	
Residual Land Worth (APPROX)	-312,176	-139,310	-210,327	-86,246	1,856,614	3,128,321	76,235	-407,606	570,871	
Residual Worcestershire										
Additional Profit	-424,498	-161,222	-347,098	-132,528	904,144	2,466,611	-8,499	-469,623	311,371	740,290
Residual Land Worth (APPROX)	-380,773	-148,409	-329,535	-122,009	1,958,144	3,198,611	77,201	-401,748	570,871	884,290
Appraisal Results showing potential maximum CIL payment £.m2										
	Large industrial	Small industrial	Large office	Small office	Supermarkets	Retail Warehouse	Shops	Leisure	Hotel	Student Halls
Greenfield										
North Eastern Worcestershire	-106	-583	-196	-375	511	766	0	-2,078	270	
Residual Worcestershire	-153	-630	-436	-615	523	774	0	-2,014	270	
Brownfield										
North Eastern Worcestershire	-246	-770	-463	-652	111	537	-86	-992	192	
Residual Worcestershire	-283	-806	-694	-884	226	617	-57	-939	192	204