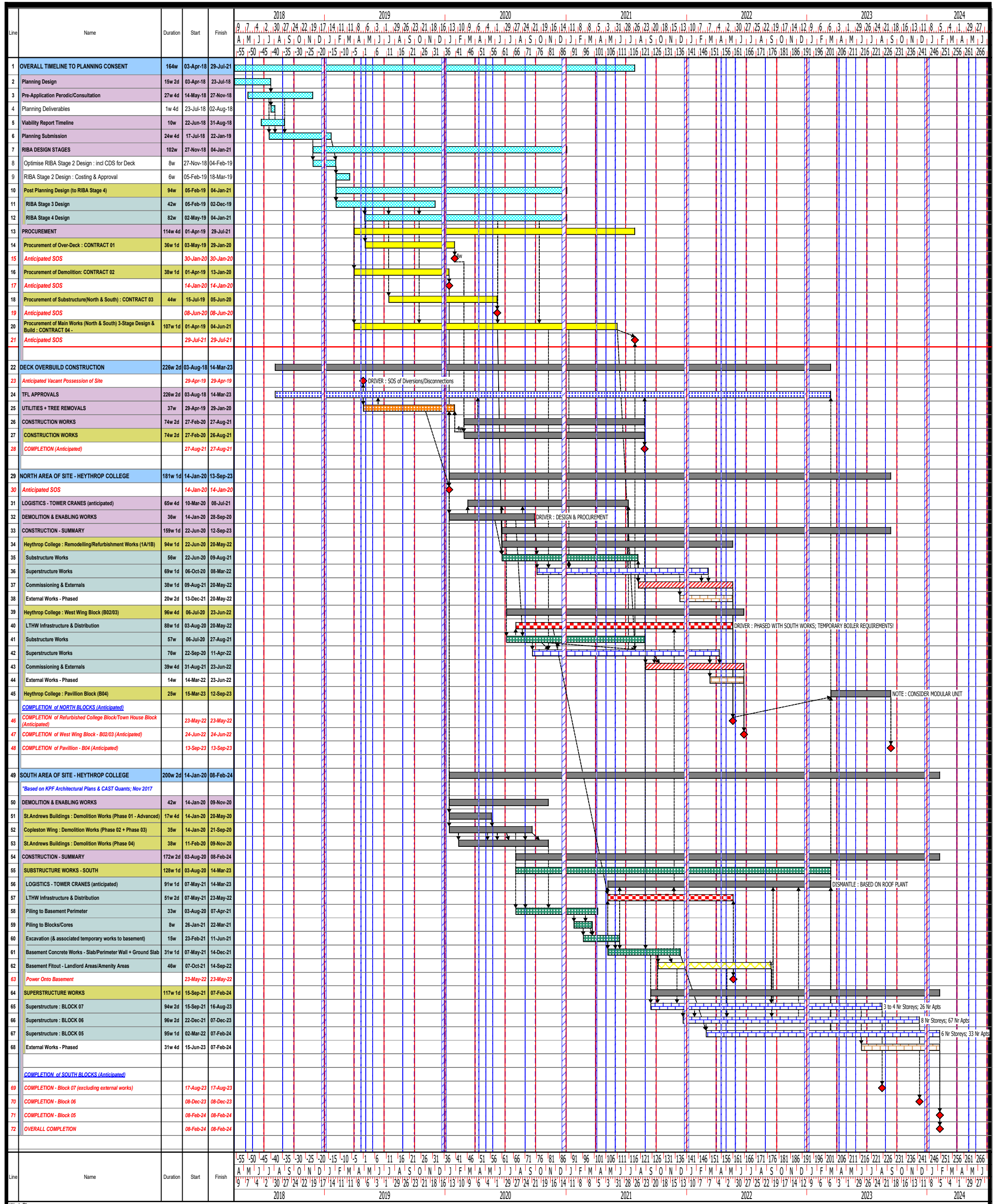


**Heythrop - Viability Valuation**

Heythrop College 23-24 Kensington Square

	NIA (sqm)	NIA (sqft)	GIA (sqm)	GIA (sqft)	Relativities	£900.00 (Capital Value)	
<b>Main Building (C2)</b>	2,959.4	31,855	4,191.7	45,119	100%	£900.00	40,607,136
<b>24 Kensington Square (D1)</b>	421.8	4,540	550.3	5,923	100%	£900.00	5,331,037
<b>Halls of Residence (C2)</b>	3,487.1	37,536	4,279.1	46,060	70%	£630.00	29,017,677
<b>Maria Building (C2)</b>	684.3	7,366	819.8	8,824	100%	£900.00	7,941,821
<b>The Cottage (C2)</b>	122.0	1,313	172.2	1,854	100%	£900.00	1,668,189
<b>Total</b>	<b>7,674.60</b>	<b>82,610</b>	<b>10,013.1</b>	<b>107,780</b>		Total	84,565,859
			Overall equivalent (net)		£1,023.73 psf	Say	<b>84,570,000</b>
			Overall equivalent (gross)		£784.65 psf		

## Appendix 8 - Development Timeline



Project title **Heythrop College**  
 Programme title **MASTER DEVELOPMENT PROGRAMME (WIP)**  
 Client **Westbourne Capital Partners**

Dated **25-Jul-18** Drawn by \_\_\_\_\_ Programme No **6.1**  
 Revision comment **PLANNING AMENDMENTS (WIP)**  
 Notes **BASED ON KPF GA FREEZE (28.06.2018) + DESIGN PROPOSALS**  
**A.I.A Consulting Ltd**