

KIRKBYMOORSIDE LAND VALUE ANALYSIS

To facilitate the expansion of the Sylatech facility at Kirkbymoorside, residential development is required on adjacent land to cover abnormal development costs and provide a reasonable return to the landowner.

The landowner is receiving a modest return for foregoing his farmland in perpetuity. The Sylatech land has been independently valued by Andrew McBeth at £485,000 however, the Maw family have agreed to sell the land to Sylatech for a discounted price of £360,000 for 3.48 acres.

In order to bring the Sylatech land forward there are several items which need to be dealt with in terms of off-site works.

1) Road Widening

To access the site West Lund Lane will require reconstructing to provide a 5.5m carriageway and a 2m wide footpath under a S278 Agreement.

2) Bridge Works

The existing former railway bridge is owned by Highways England and maintained by the Historic Railway Estate. The bridge is structurally sound but HRA will not permit increased traffic without strengthening work. Both sides of the bridge arch will be faced in stone and the arch infilled with concrete within.

As you will appreciate, both the works stipulated above are costly, below is an analysis of value.

1. Land Payment to the Moore's Family

- Mulgrave Properties	£500,000 (6.67 acres)
- Sylatech	<u>£360,000 (3.48 acres)</u>
Total	£860,000 (10.15 acres)

2. If the housing land were not included in the development proposal the highway and bridge works would have to be carried out by Sylatech.

- Sylatech Land Value	£360,000
- Bridge Strengthening	-£100,000
- Highway Improvements	<u>-£200,000</u>
Net Land Value	£60000 (3.48 acres)

Conclusion.

For some time now, Sylatech has been outgrowing its existing facilities and has insufficient space to expand. To ensure that Sylatech is fully prepared and in a strong position for growth after the Covid-19 pandemic has passed, it is important that Sylatech puts plans in place now, to expand and modernise its current premises.

When it returns to growth, Sylatech expects multiple customers to require increased capacity, and therefore it is vital that this anticipated customer demand, is ready to be capitalised upon.

The proposed development will ensure the long-term growth of Sylatech and will result in future job opportunities in Ryedale and Kirkbymoorside. As pressure to expand their facilities grows, without the ability to expand their existing premises, Sylatech may be forced to look at sites or facilities outside Kirkbymoorside and potentially the district.

New employment will be created in line with the phased build of the development. Phase One – approximately 15 jobs, Phase Two – approximately 30 jobs and Phase Three – approximately 10 jobs.

The access via West Lund Lane will be used by customers and guests only and there will be a limited number of parking spaces to match this requirement. A dedicated and segregated access is vital to impress Sylatech's customers by providing access to our new world class facility via an entrance which matches the overall building quality.

Sylatech cannot expand their current operations within Kirkbymoorside independently of the associated residential development. The land receipt generated by the residential development and the works to be completed by the residential developer to fund and construct the offsite bridge/highway improvements will facilitate the purchase of the expansion land for Sylatech.