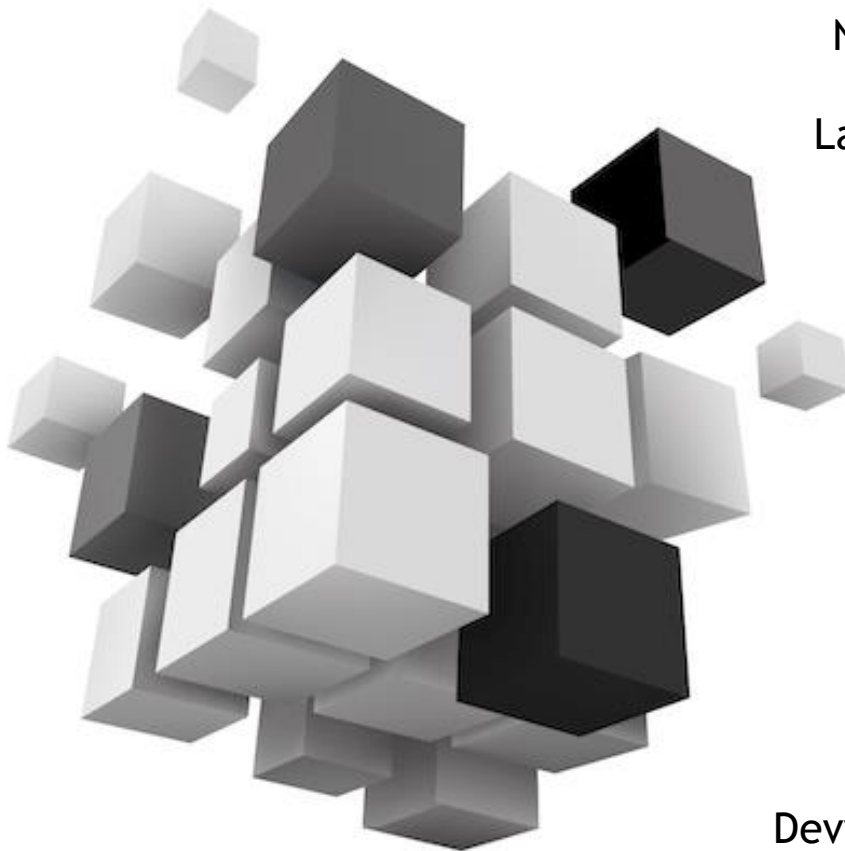


DEVVIA

PROPERTY CONSULTANCY



Non-technical Summary of
Viability Assessments of
Land South of Dinting Vale,
Glossop.

Prepared on behalf of:
Wain Homes (North West)
Ltd

Prepared by:

Devvia Property Consultancy

September 2022

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Non-technical summary

The proposed scheme is designed to deliver a total of 100 dwellings.

The proposed development would provide a range of house types with 1 bedroom apartments, 2, 3 and 4 bedroom, mews semi-detached and detached houses.

The assessment includes the following key headlines:

Total Development Value:	£23,375,000
Total Development Cost	£21,909,322 (excluding profit)
Residual land value	minus £3,223,722

We have assessed the ability of the scheme to be capable of being delivered.

Assumptions

The following key assumptions are contained in our assessment: Development

programme: June 2023 to June 2026

Developer profit: 20% on GDV