

Land at Dinting Vale
100% Market Housing and Section 106 costs

S curve costs, straight line sales

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Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Chinley 1 bed apt	6	3,219	219.01	117,500	705,000
Satinash 2 bed MT eoT Semi	21	18,270	293.10	255,000	5,355,000
Laurel - 3 bed MT EoT Semi	22	18,546	330.53	278,636	6,130,000
Acacia 3 bed semi	11	10,912	297.38	295,000	3,245,000
Peppercorn 3 bed det	6	6,060	321.78	325,000	1,950,000
Foxglove 4 bed detached	4	5,152	306.68	395,000	1,580,000
Willow 4 bed det	6	8,730	305.84	445,000	2,670,000
Witchazel SG	4	6,012	302.73	455,000	1,820,000
Witchazel DG 4 bed det	1	1,503	309.38	465,000	465,000
Juniper 3 bed MT EoT Semi 2.5 storey	11	12,760	274.29	318,182	3,500,000
Totals	92	91,164			27,420,000

NET REALISATION 27,420,000

OUTLAY

ACQUISITION COSTS

Residualised Price	1,830,062			1,830,062
Stamp Duty	81,003			
Effective Stamp Duty Rate	4.43%			
Agent Fee	10,000			
Legal Fee	15,000			
				106,003

CONSTRUCTION COSTS

Construction	Units	Unit Amount	Cost
Single garages	25 un	10,500	262,500
Double garages	1 un	21,000	21,000
Totals			283,500
	ft²	Build Rate ft²	Cost
Chinley 1 bed apt	3,219	140.96	453,750
Satinash 2 bed MT eoT Semi	18,270	140.96	2,575,339
Laurel - 3 bed MT EoT Semi	18,546	140.96	2,614,244
Acacia 3 bed semi	10,912	140.96	1,538,156
Peppercorn 3 bed det	6,060	140.96	854,218
Foxglove 4 bed detached	5,152	140.96	726,226
Willow 4 bed det	8,730	140.96	1,230,581
Witchazel SG	6,012	140.96	847,452
Witchazel DG 4 bed det	1,503	140.96	211,863
Juniper 3 bed MT EoT Semi 2.5 storey	12,760	140.96	1,798,650
Totals	91,164 ft²		12,850,477
Contingency		3.50%	592,810
			13,726,787

Other Construction Costs

Tree Works	50,000
Contamination Hotspot	50,000
Reduce Levels	76,235
Cart away	326,722
Import clean stone fill	1
Foul drainage	1
SW Drainage	358,800
Substation	75,000
POS setting out	50,000
POS maintenance	10,500
Foundation Abnormals	748,000
Retaining Structures	482,983
Underbuild onstruction Costs	23,000
Bus stop	20,000
Roof tiles	368,000
Heads and cills	73,600
Stone facing	128,800
Habitat Assessment	85,000
Building Regs Part L	450,800
Future Homes Zero Carbon 35 plots	376,000
Off Site BNG	20,000
SUDs / Swales	30,000
	3,803,442

Section 106 Costs

SEN places	1
Library contribution	1
	2

PROFESSIONAL FEES

Architect	7.00%	1,185,619	1,185,619
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DISPOSAL FEES

Sales Agent Fee	2.75%	754,050	
Sales Legal Fee	92 un	750.00 /un	69,000
			823,050

TOTAL COSTS BEFORE FINANCE 21,474,966

FINANCE

Debit Rate 8.500%, Credit Rate 0.000% (Nominal)	
Land	305,461
Construction	155,573
Total Finance Cost	461,035

TOTAL COSTS 21,936,001

PROFIT

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5,483,999

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

IRR% (without Interest)	53.73%
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Profit Erosion (finance rate 8.500)	2 yrs 8 mths
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Land Cost pAcre	0
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Land Cost per Plot	19,892
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