

Home Farm, Deeping St Nicholas

H03-0161-17

Without prejudice - Community Hall £800,000

DN-0429

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**Appraisal Summary for Phase 1**

Currency in £

**REVENUE**

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Market value - dwellings	109	99,190	240.00	218,400	23,805,600
Affordable Rent	8	5,764	120.00	86,460	691,680
Shared ownership	3	1,934	162.00	104,436	313,308
<b>Totals</b>	<b>120</b>	<b>106,888</b>			<b>24,810,588</b>

**NET REALISATION**

**24,810,588**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (11.12 Acres @ 109,684.85 /Acre)	1,219,696	1,219,696
Stamp Duty	50,485	
Effective Stamp Duty Rate	4.14%	
Legal Fee	9,148	59,632

**CONSTRUCTION COSTS**

Construction	ft²	Build Rate ft²	Cost
Market value - dwellings	99,190	95.00	9,423,050
Affordable Rent	5,764	95.00	547,580
Shared ownership	1,934	95.00	183,730
<b>Totals</b>	<b>106,888 ft²</b>		<b>10,154,360</b>
Contingency			311,220
Garages			509,000
Flood mitigation			120,000
Abnormal foundations			1,312,441
Archaeology, demolition, site clear			417,965
Ecological protection			52,500
SUDS			813,148
Sewage treatment works			125,000
Sewage requisition			100,000
Community Hall			800,000
Education			605,390
Public open space			192,300
NHS			79,920
			15,593,244
<b>Other Construction</b>			
Externals			1,606,100
			1,606,100

**PROFESSIONAL FEES**

Professional fees	6.00%	736,168	736,168
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**DISPOSAL FEES**

Marketing & sales		2.50%	595,140
Legals	120 un	800.00 /un	96,000
			691,140

**FINANCE**

Debit Rate 6.000%, Credit Rate 0.000% (Nominal)			
Land			319,075
Construction			360,290
Total Finance Cost			679,365

**TOTAL COSTS**

**20,585,345**

**PROFIT**

**4,225,243**

**Performance Measures**

Profit on Cost%	20.53%
Profit on GDV%	17.03%
Profit on NDV%	17.03%
IRR% (without Interest)	26.31%

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Profit Erosion (finance rate 6.000)

3 yrs 2 mths