

Land east of St Margarets, Quadring
H15-1066-21
Viability appraisal
DN-0630

Development Appraisal
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CP Viability Ltd
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Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate ft ²	Unit Price	Gross Sales
Market Value	27	22,347	231.57	191,667	5,175,000
Affordable Rent	6	4,037	96.85	65,167	391,000
Shared ownership	3	2,128	169.17	120,000	360,000
Totals	36	28,512			5,926,000

NET REALISATION

5,926,000

OUTLAY

ACQUISITION COSTS

Residualised Price (2.55 Acres @ 100,670.26 /Acre)			256,709		
				256,709	
Stamp Duty			2,335		
Effective Stamp Duty Rate		0.91%			
Legal Fee		0.75%	1,925		
				4,261	

CONSTRUCTION COSTS

Construction	ft ²	Build Rate ft ²	Cost	
Market Value	22,347	106.84	2,387,553	
Affordable Rent	4,037	106.84	431,313	
Shared ownership	2,128	106.84	227,356	
Totals	28,512 ft²		3,046,222	3,046,222

Contingency		3.00%	106,820	
Garages			50,000	
Abnormals			362,145	
Education			67,965	
NHS	36 un	660.00 /un	23,760	
				610,690

Other Construction Costs

Externals		15.00%	464,433	
				464,433

PROFESSIONAL FEES

Professional fees		6.00%	213,639	
				213,639

DISPOSAL FEES

Marketing & sales		2.50%	129,375	
Legals - Market Value	27 un	800.00 /un	21,600	
Legals - Affordable	9 un	800.00 /un	7,200	
				158,175

Total Additional Costs				16,026
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TOTAL COSTS BEFORE FINANCE

4,770,155

FINANCE

Debit Rate 6.000%, Credit Rate 0.000% (Nominal)				
Land			22,980	
Construction			125,282	
Other			57,055	
Total Finance Cost				205,317

TOTAL COSTS

4,975,472

PROFIT

950,528

Performance Measures

Profit on Cost%	19.10%
Profit on GDV%	16.04%

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IRR% (without Interest)

27.06%