

**Sites Identified for Possible Inclusion in the  
Ripley Neighbourhood Plan**

# **PRELIMINARY VIABILITY REPORT**

**Appendix C – Viability Calculations**

site 4 – Land off Heage Road, Ripley

units 143 area

7.2

**REVENUE**

Sales Valuation	percentage	# Units	m <sup>2</sup>	Rate m <sup>2</sup>	Gross Sales	adjusted	Net Sales
5 bed house	10.00%	14.3	145	£1,830.00	£3,794,505.00	100.00%	£3,794,505.00
4 bed house	30.00%	42.9	130	£1,830.00	£10,205,910.00	100.00%	£10,205,910.00
3 bed house	30.00%	42.9	93	£1,884.00	£7,516,594.80	100.00%	£7,516,594.80
2 bed house	20.00%	28.6	65	£1,884.00	£3,502,356.00	100.00%	£3,502,356.00
2 bed flat	5.00%	7.2	46	£1,938.00	£637,408.20	100.00%	£637,408.20
1 bed flat	5.00%	7.2	35	£1,991.00	£498,247.75	100.00%	£498,247.75
		0.0			£0.00	100.00%	£0.00
		0.0			£0.00	100.00%	£0.00
		0.0			£0.00	100.00%	£0.00
		0.0			£0.00	100.00%	£0.00
		0.0			£0.00	100.00%	£0.00
		0.0			£0.00	100.00%	£0.00
		0.0			£0.00	100.00%	£0.00
Totals		143			<u>£26,155,021.75</u>		<u>£26,155,021.75</u>

**£26,155,021.75**

**NET REALISATION**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price		<b>£3,495,700.37</b>	
Stamp Duty	5.00%	£174,785.02	
Agent Fee	1.00%	£34,957.00	
Legal Fee	0.80%	£27,965.60	
totals		<u>£3,733,408.00</u>	<b>£3,733,408.00</b>

**CONSTRUCTION COSTS**

**Construction**

m<sup>2</sup> Rate m<sup>2</sup> Cost

5 bed house		10%	14.3	145	£969.00	£2,009,221.50	
4 bed house		30%	42.9	130	£969.00	£5,404,113.00	
3 bed house		30%	42.9	93	£1,023.00	£4,081,463.10	
2 bed house		20%	28.6	65	£1,023.00	£1,901,757.00	
2 bed flat		5%	7.2	46	£1,076.00	£353,896.40	
1 bed flat		5%	7.2	35	£1,076.00	£269,269.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
<b>totals</b>			<b>143</b>			<b><u>£14,019,720.00</u></b>	<b>£14,019,720.00</b>
Contingency					3.00%	£420,591.60	
Primary Roads	metres/hectare		167	1202.4		£685,368.00	
Secondary Roads	metres/hectare		56	403.2		£102,816.00	
Street Lighting	units		64.224			£80,280.00	
<b>totals</b>						<b><u>£1,105,959.60</u></b>	<b>£1,105,959.60</b>
<b>Other Construction</b>							
Landscaping (per Hectare)			25000			£180,000.00	
Electricity (per dwelling)			1385			£198,055.00	
Gas and Water (per dwelling)			925			£132,275.00	
Services Infrastructure			120420			£120,420.00	
<b>totals</b>						<b><u>£630,750.00</u></b>	<b>£630,750.00</b>
<b>PROFESSIONAL FEES</b>							
<b>Professional Fees</b>					10.00%	£1,500,550.80	<b>£1,500,550.80</b>
<b>(not applied to Utilities or contingency costs)</b>							
<b>MARKETING AND LETTING</b>							
Marketing			number of units		rate per unit		
			143		£500.00	£71,500.00	<b>£71,500.00</b>
<b>DISPOSAL FEES</b>							
Sales Agent Fee					1.00%	£261,550.22	
Sales Legal Fee					0.50%	£130,775.11	

totals		<u>£392,325.33</u>	<b>£392,325.33</b>
<b>FINANCE</b>			
Multiple Finance Rates Used (see Assumptions)			
Land			
Construction	7.00%	£123,679.22	
Totals		<u>£123,679.22</u>	<b>£123,679.22</b>
<b>TOTAL COSTS</b>			<b>£21,577,892.94</b>
<b>PROFIT</b>			<b>£4,577,128.81</b>
Performance Measures			
Profit on Cost	25.00%		
Profit on GDV%	17.50%		

site 4 – Land off Heage Road, Ripley

units 143 area

7.2

## REVENUE

Sales Valuation	percentage	# Units	m <sup>2</sup>	Rate m <sup>2</sup>	Gross Sales	adjusted	Net Sales
5 bed house	10.00%	14.3	145	£1,830.00	£3,794,505.00	100.00%	£3,794,505.00
4 bed house	30.00%	42.9	130	£1,830.00	£10,205,910.00	100.00%	£10,205,910.00
3 bed house	30.00%	42.9	93	£1,884.00	£7,516,594.80	100.00%	£7,516,594.80
2 bed house	0.00%	0.0	65	£1,884.00	£0.00	100.00%	£0.00
2 bed flat	0.00%	0.0	46	£1,938.00	£0.00	100.00%	£0.00
1 bed flat	0.00%	0.0	35	£1,991.00	£0.00	100.00%	£0.00
		0.0			£0.00	100.00%	£0.00
2 bed house (Affordable)	17.00%	24.3	65	£1,884.00	£2,977,002.60	35.00%	£1,041,950.91
2 bed flat (Affordable)	5.00%	7.2	46	£1,938.00	£637,408.20	35.00%	£223,092.87
1 bed flat (Affordable)	5.00%	7.2	35	£1,991.00	£498,247.75	35.00%	£174,386.71
2 bed house (Shared Ownership)	3.00%	4.3	65	£1,884.00	£525,353.40	65.00%	£341,479.71
		0.0			£0.00	100.00%	£0.00
<b>Totals</b>		<b>143</b>			<b><u>£26,155,021.75</u></b>		<b><u>£23,297,920.00</u></b>

**£23,297,920.00**

## NET REALISATION

## OUTLAY

### ACQUISITION COSTS

Residualised Price		<b>£1,288,669.53</b>	
Stamp Duty	5.00%	£64,433.48	
Agent Fee	1.00%	£12,886.70	
Legal Fee	0.80%	£10,309.36	
<b>totals</b>		<b><u>£1,376,299.06</u></b>	<b>£1,376,299.06</b>

## CONSTRUCTION COSTS

### Construction

m<sup>2</sup> Rate m<sup>2</sup> Cost

5 bed house		10%	14.3	145	£969.00	£2,009,221.50	
4 bed house		30%	42.9	130	£969.00	£5,404,113.00	
3 bed house		30%	42.9	93	£1,023.00	£4,081,463.10	
2 bed house		0%	0.0	65	£1,023.00	£0.00	
2 bed flat		0%	0.0	46	£1,076.00	£0.00	
1 bed flat		0%	0.0	35	£1,076.00	£0.00	
	0	0%	0.0	0		£0.00	
2 bed house (Affordable)		17%	24.3	65	£1,023.00	£1,616,493.45	
2 bed flat (Affordable)		5%	7.2	46	£1,076.00	£353,896.40	
1 bed flat (Affordable)		5%	7.2	35	£1,076.00	£269,269.00	
2 bed house (Shared Ownership)		3%	4.3	65	£1,023.00	£285,263.55	
	0	0%	0.0	0		£0.00	
<b>totals</b>			<b>143</b>			<b><u>£14,019,720.00</u></b>	<b>£14,019,720.00</b>
Contingency					3.00%	£420,591.60	
Primary Roads	metres/hectare		167	1202.4		£685,368.00	
Secondary Roads	metres/hectare		56	403.2		£102,816.00	
Street Lighting	units		64.224			£80,280.00	
<b>totals</b>						<b><u>£1,105,959.60</u></b>	<b>£1,105,959.60</b>
<b>Other Construction</b>							
Landscaping (per Hectare)			25000			£180,000.00	
Electricity (per dwelling)			1385			£198,055.00	
Gas and Water (per dwelling)			925			£132,275.00	
Services Infrastructure			120420			£120,420.00	
<b>totals</b>						<b><u>£630,750.00</u></b>	<b>£630,750.00</b>
<b>PROFESSIONAL FEES</b>							
<b>Professional Fees</b>					10.00%	£1,500,550.80	<b>£1,500,550.80</b>
<b>(not applied to Utilities or contingency costs)</b>							
<b>MARKETING AND LETTING</b>							
Marketing			number of units		rate per unit		
			143		£500.00	£71,500.00	<b>£71,500.00</b>
<b>DISPOSAL FEES</b>							
Sales Agent Fee					1.00%	£261,550.22	
Sales Legal Fee					0.50%	£130,775.11	

totals		<u>£392,325.33</u>	<b>£392,325.33</b>
<b>FINANCE</b>			
Multiple Finance Rates Used (see Assumptions)			
Land			
Construction	7.00%	£123,679.22	
Totals		<u>£123,679.22</u>	<b>£123,679.22</b>
<b>TOTAL COSTS</b>			<b>£19,220,784.00</b>
<b>PROFIT</b>			<b>£4,077,136.00</b>
Performance Measures			
Profit on Cost	25.00%		
Profit on GDV%	17.50%		

site 4 – Land off Heage Road, Ripley

units 143 area

7.2

**REVENUE**

Sales Valuation	percentage	# Units	m <sup>2</sup>	Rate m <sup>2</sup>	Gross Sales	adjusted	Net Sales
5 bed house	10.00%	14.3	145	£1,830.00	£3,794,505.00	100.00%	£3,794,505.00
4 bed house	30.00%	42.9	130	£1,830.00	£10,205,910.00	100.00%	£10,205,910.00
3 bed house	30.00%	42.9	93	£1,884.00	£7,516,594.80	100.00%	£7,516,594.80
2 bed house	6.00%	8.6	65	£1,884.00	£1,050,706.80	100.00%	£1,050,706.80
2 bed flat	0.00%	0.0	46	£1,938.00	£0.00	100.00%	£0.00
1 bed flat	0.00%	0.0	35	£1,991.00	£0.00	100.00%	£0.00
		0.0			£0.00	100.00%	£0.00
2 bed house (Affordable)	12.00%	17.2	65	£1,884.00	£2,101,413.60	35.00%	£735,494.76
2 bed flat (Affordable)	5.00%	7.2	46	£1,938.00	£637,408.20	35.00%	£223,092.87
1 bed flat (Affordable)	5.00%	7.2	35	£1,991.00	£498,247.75	35.00%	£174,386.71
2 bed house (Shared Ownership)	2.00%	2.9	65	£1,884.00	£350,235.60	65.00%	£227,653.14
		0.0			£0.00	100.00%	£0.00
<b>Totals</b>		<b>143</b>			<b><u>£26,155,021.75</u></b>		<b><u>£23,928,344.08</u></b>

**£23,928,344.08**

**NET REALISATION**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price		<b>£1,775,654.42</b>
Stamp Duty	5.00%	£88,782.72
Agent Fee	1.00%	£17,756.54
Legal Fee	0.80%	£14,205.24
<b>totals</b>		<b><u>£1,896,398.92</u></b>

**CONSTRUCTION COSTS**

**Construction**

m<sup>2</sup> Rate m<sup>2</sup> Cost



5 bed house		10%	14.3	145	£969.00	£2,009,221.50	
4 bed house		30%	42.9	130	£969.00	£5,404,113.00	
3 bed house		30%	42.9	93	£1,023.00	£4,081,463.10	
2 bed house		6%	8.6	65	£1,023.00	£570,527.10	
2 bed flat		0%	0.0	46	£1,076.00	£0.00	
1 bed flat		0%	0.0	35	£1,076.00	£0.00	
	0	0%	0.0	0		£0.00	
2 bed house (Affordable)		12%	17.2	65	£1,023.00	£1,141,054.20	
2 bed flat (Affordable)		5%	7.2	46	£1,076.00	£353,896.40	
1 bed flat (Affordable)		5%	7.2	35	£1,076.00	£269,269.00	
2 bed house (Shared Ownership)		2%	2.9	65	£1,023.00	£190,175.70	
	0	0%	0.0	0		£0.00	
<b>totals</b>			<b>143</b>			<b><u>£14,019,720.00</u></b>	<b>£14,019,720.00</b>
Contingency					3.00%	£420,591.60	
Primary Roads	metres/hectare		167	1202.4		£685,368.00	
Secondary Roads	metres/hectare		56	403.2		£102,816.00	
Street Lighting	units		64.224			£80,280.00	
<b>totals</b>						<b><u>£1,105,959.60</u></b>	<b>£1,105,959.60</b>
<b>Other Construction</b>							
Landscaping (per Hectare)			25000			£180,000.00	
Electricity (per dwelling)			1385			£198,055.00	
Gas and Water (per dwelling)			925			£132,275.00	
Services Infrastructure			120420			£120,420.00	
<b>totals</b>						<b><u>£630,750.00</u></b>	<b>£630,750.00</b>
<b>PROFESSIONAL FEES</b>							
<b>Professional Fees</b>					10.00%	£1,500,550.80	<b>£1,500,550.80</b>
<b>(not applied to Utilities or contingency costs)</b>							
<b>MARKETING AND LETTING</b>			number of units		rate per unit		
Marketing			143		£500.00	£71,500.00	<b>£71,500.00</b>
<b>DISPOSAL FEES</b>							
Sales Agent Fee					1.00%	£261,550.22	
Sales Legal Fee					0.50%	£130,775.11	

totals			<u>£392,325.33</u>	<b>£392,325.33</b>
<b>FINANCE</b>				
Multiple Finance Rates Used (see Assumptions)				
Land				
Construction		7.00%	£123,679.22	
Totals			<u>£123,679.22</u>	<b>£123,679.22</b>
<b>TOTAL COSTS</b>				<b>£19,740,883.87</b>
<b>PROFIT</b>				<b>£4,187,460.21</b>
Performance Measures				
Profit on Cost		25.00%		
Profit on GDV%		17.50%		

site **5 - Part of former Butterley Engineering Site**

units **41** area

**1.373**

**REVENUE**

Sales Valuation	percentage	# Units	m <sup>2</sup>	Rate m <sup>2</sup>	Gross Sales	adjusted	Net Sales
4 bed house	20%	8.2	130	£1,830.00	£1,950,780.00	100.00%	£1,950,780.00
3 bed house	40%	16.4	93	£1,884.00	£2,873,476.80	100.00%	£2,873,476.80
2 bed house	30%	12.3	65	£1,884.00	£1,506,258.00	100.00%	£1,506,258.00
2 bed flat	5%	2.1	46	£1,938.00	£182,753.40	100.00%	£182,753.40
1 bed flat	5%	2.1	35	£1,991.00	£142,854.25	100.00%	£142,854.25
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
Totals		41			<u>£6,656,122.45</u>		<u>£6,656,122.45</u>

**NET REALISATION**

**£6,656,122.45**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price		<b>£823,090.39</b>	
Stamp Duty	5.00%	£41,154.52	
Agent Fee	1.00%	£8,230.90	
Legal Fee	0.80%	£6,584.72	
totals		<u>£879,060.53</u>	<b>£879,060.53</b>

**CONSTRUCTION COSTS**

**Construction**

m<sup>2</sup> Rate m<sup>2</sup> Cost

4 bed house		20%	8.2	130	£969.00	£1,032,954.00	
3 bed house		40%	16.4	93	£1,023.00	£1,560,279.60	
2 bed house		30%	12.3	65	£1,023.00	£817,888.50	
2 bed flat		5%	2.1	46	£1,076.00	£101,466.80	
1 bed flat		5%	2.1	35	£1,076.00	£77,203.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
<b>totals</b>			<b>41</b>			<b><u>£3,589,791.90</u></b>	<b>£3,589,791.90</b>
Contingency					6.00%	£215,387.51	
Primary Roads	metres/hectare		167	229.291		£130,695.87	
Secondary Roads	metres/hectare		56	76.888		£19,606.44	
Street Lighting	units		12.24716			£15,308.95	
<b>totals</b>						<b><u>£346,083.38</u></b>	<b>£346,083.38</b>
<b>Other Construction</b>							
Landscaping (per Hectare)			25000			£34,325.00	
Electricity (per dwelling)			1385			£56,785.00	
Gas and Water (per dwelling)			925			£37,925.00	
Services Infrastructure			22963.43			£22,963.43	
<b>totals</b>						<b><u>£151,998.43</u></b>	<b>£151,998.43</b>
<b>PROFESSIONAL FEES</b>							
<b>Professional Fees</b>					10.00%	£377,777.62	<b>£377,777.62</b>
<b>(not applied to Utilities or contingency costs)</b>							
<b>MARKETING AND LETTING</b>							
Marketing			number of units		rate per unit		
			41		£500.00	£20,500.00	<b>£20,500.00</b>
<b>DISPOSAL FEES</b>							
Sales Agent Fee					1.00%	£66,561.22	
Sales Legal Fee					0.50%	£33,280.61	

totals		<u>£99,841.84</u>	<b>£99,841.84</b>
<b>FINANCE</b>			
Multiple Finance Rates Used (see Assumptions)			
Land			
Construction	7.00%	£26,247.32	
Totals		<u>£26,247.32</u>	<b>£26,247.32</b>
<b>TOTAL COSTS</b>			<b>£5,491,301.02</b>
<b>PROFIT</b>			<b>£1,164,821.43</b>
Performance Measures			
Profit on Cost	25.00%		
Profit on GDV%	17.50%		

site **5 - Part of former Butterley Engineering Site**

units **41** area

**1.373**

**REVENUE**

Sales Valuation	percentage	# Units	m <sup>2</sup>	Rate m <sup>2</sup>	Gross Sales	adjusted	Net Sales
4 bed house	20%	8.2	130	£1,830.00	£1,950,780.00	100.00%	£1,950,780.00
3 bed house	40%	16.4	93	£1,884.00	£2,873,476.80	100.00%	£2,873,476.80
2 bed house	10%	4.1	65	£1,884.00	£502,086.00	100.00%	£502,086.00
2 bed flat	0%	0.0	46	£1,938.00	£0.00	100.00%	£0.00
1 bed flat	0%	0.0	35	£1,991.00	£0.00	100.00%	£0.00
		0.0			£0.00		£0.00
2 bed house (Affordable Housing)	17%	7.0	65	£1,884.00	£853,546.20	35.00%	£298,741.17
2 bed flat (Affordable Housing)	5%	2.1	46	£1,938.00	£182,753.40	35.00%	£63,963.69
1 bed flat (Affordable Housing)	5%	2.1	35	£1,991.00	£142,854.25	35.00%	£49,998.99
2 bed house (Shared Ownership)	3%	1.2	65	£1,884.00	£150,625.80	65.00%	£97,906.77
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
Totals		41			<u>£6,656,122.45</u>		<u>£5,836,953.42</u>

**NET REALISATION**

**£5,836,953.42**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price		<b>£279,139.65</b>
Stamp Duty	5.00%	£13,956.98
Agent Fee	1.00%	£2,791.40
Legal Fee	0.80%	£2,233.12
totals		<u>£298,121.15</u>

**£298,121.15**

**CONSTRUCTION COSTS**

**Construction** m<sup>2</sup> Rate m<sup>2</sup> Cost

4 bed house		20%	8.2	130	£969.00	£1,032,954.00	
3 bed house		40%	16.4	93	£1,023.00	£1,560,279.60	
2 bed house		10%	4.1	65	£1,023.00	£272,629.50	
2 bed flat		0%	0.0	46	£1,076.00	£0.00	
1 bed flat		0%	0.0	35	£1,076.00	£0.00	
	0	0%	0.0	0		£0.00	
2 bed house (Affordable Housing)		17%	7.0	65	£1,023.00	£463,470.15	
2 bed flat (Affordable Housing)		5%	2.1	46	£1,076.00	£101,466.80	
1 bed flat (Affordable Housing)		5%	2.1	35	£1,076.00	£77,203.00	
2 bed house (Shared Ownership)		3%	1.2	65		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
<b>totals</b>			<b>41</b>			<b><u>£3,508,003.05</u></b>	<b>£3,508,003.05</b>
Contingency					6.00%	£210,480.18	
Primary Roads	metres/hectare		167	229.291		£130,695.87	
Secondary Roads	metres/hectare		56	76.888		£19,606.44	
Street Lighting	units		12.24716			£15,308.95	
<b>totals</b>						<b><u>£341,176.05</u></b>	<b>£341,176.05</b>
<b>Other Construction</b>							
Landscaping (per Hectare)			25000			£34,325.00	
Electricity (per dwelling)			1385			£56,785.00	
Gas and Water (per dwelling)			925			£37,925.00	
Services Infrastructure			22963.43			£22,963.43	
<b>totals</b>						<b><u>£151,998.43</u></b>	<b>£151,998.43</b>
<b>PROFESSIONAL FEES</b>							
<b>Professional Fees</b>					10.00%	£369,598.73	<b>£369,598.73</b>
<b>(not applied to Utilities or contingency costs)</b>							
<b>MARKETING AND LETTING</b>							
Marketing			number of units	rate per unit			
			41	£500.00		£20,500.00	<b>£20,500.00</b>
<b>DISPOSAL FEES</b>							
Sales Agent Fee					1.00%	£66,561.22	
Sales Legal Fee					0.50%	£33,280.61	

totals			<u>£99,841.84</u>	<b>£99,841.84</b>
<b>FINANCE</b>				
Multiple Finance Rates Used (see Assumptions)				
Land				
Construction		7.00%	£26,247.32	
Totals			<u>£26,247.32</u>	<b>£26,247.32</b>
<b>TOTAL COSTS</b>				<b>£4,815,486.57</b>
<b>PROFIT</b>				<b>£1,021,466.85</b>
Performance Measures				
Profit on Cost		25.00%		
Profit on GDV%		17.50%		



site **5 - Part of former Butterley Engineering Site**

units **41** area

**1.373**

**REVENUE**

Sales Valuation	percentage	# Units	m <sup>2</sup>	Rate m <sup>2</sup>	Gross Sales	adjusted	Net Sales
4 bed house	20%	8.2	130	£1,830.00	£1,950,780.00	100.00%	£1,950,780.00
3 bed house	40%	16.4	93	£1,884.00	£2,873,476.80	100.00%	£2,873,476.80
2 bed house	17%	7.0	65	£1,884.00	£853,546.20	100.00%	£853,546.20
2 bed flat	0%	0.0	46	£1,938.00	£0.00	100.00%	£0.00
1 bed flat	0%	0.0	35	£1,991.00	£0.00	100.00%	£0.00
		0.0			£0.00		£0.00
2 bed house (Affordable Housing)	11.0%	4.5	65	£1,884.00	£552,294.60	35.00%	£193,303.11
2 bed flat (Affordable Housing)	5.0%	2.1	46	£1,938.00	£182,753.40	35.00%	£63,963.69
1 bed flat (Affordable Housing)	5.0%	2.1	35	£1,991.00	£142,854.25	35.00%	£49,998.99
2 bed house (Shared Ownership)	2.0%	0.8	65	£1,884.00	£100,417.20	65.00%	£65,271.18
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
Totals		41			<u>£6,656,122.45</u>		<u>£6,050,339.97</u>

**£6,050,339.97**

**NET REALISATION**

**£6,050,339.97**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price		<b>£414,363.32</b>	
Stamp Duty	5.00%	£20,718.17	
Agent Fee	1.00%	£4,143.63	
Legal Fee	0.80%	£3,314.91	
totals		<u>£442,540.03</u>	<b>£442,540.03</b>

**CONSTRUCTION COSTS**

**Construction** m<sup>2</sup> Rate m<sup>2</sup> Cost

4 bed house		20%	8.2	130	£969.00	£1,032,954.00	
3 bed house		40%	16.4	93	£1,023.00	£1,560,279.60	
2 bed house		17%	7.0	65	£1,023.00	£463,470.15	
2 bed flat		0%	0.0	46	£1,076.00	£0.00	
1 bed flat		0%	0.0	35	£1,076.00	£0.00	
	0	0%	0.0	0		£0.00	
2 bed house (Affordable Housing)		11%	4.5	65	£1,023.00	£299,892.45	
2 bed flat (Affordable Housing)		5%	2.1	46	£1,076.00	£101,466.80	
1 bed flat (Affordable Housing)		5%	2.1	35	£1,076.00	£77,203.00	
2 bed house (Shared Ownership)		2%	0.8	65		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
<b>totals</b>			<b>41</b>			<b><u>£3,535,266.00</u></b>	<b>£3,535,266.00</b>
Contingency					6.00%	£212,115.96	
Primary Roads	metres/hectare		167	229.291		£130,695.87	
Secondary Roads	metres/hectare		56	76.888		£19,606.44	
Street Lighting	units		12.24716			£15,308.95	
<b>totals</b>						<b><u>£342,811.83</u></b>	<b>£342,811.83</b>
<b>Other Construction</b>							
Landscaping (per Hectare)			25000			£34,325.00	
Electricity (per dwelling)			1385			£56,785.00	
Gas and Water (per dwelling)			925			£37,925.00	
Services Infrastructure			22963.43			£22,963.43	
<b>totals</b>						<b><u>£151,998.43</u></b>	<b>£151,998.43</b>
<b>PROFESSIONAL FEES</b>							
<b>Professional Fees</b>					10.00%	£372,325.03	<b>£372,325.03</b>
<b>(not applied to Utilities or contingency costs)</b>							
<b>MARKETING AND LETTING</b>							
Marketing			number of units		rate per unit		
			41		£500.00	£20,500.00	<b>£20,500.00</b>
<b>DISPOSAL FEES</b>							
Sales Agent Fee					1.00%	£66,561.22	
Sales Legal Fee					0.50%	£33,280.61	

totals			<u>£99,841.84</u>	<b>£99,841.84</b>
<b>FINANCE</b>				
Multiple Finance Rates Used (see Assumptions)				
Land				
Construction		7.00%	£26,247.32	
Totals			<u>£26,247.32</u>	<b>£26,247.32</b>
<b>TOTAL COSTS</b>				<b>£4,991,530.47</b>
<b>PROFIT</b>				<b>£1,058,809.49</b>
Performance Measures				
Profit on Cost		25.00%		
Profit on GDV%		17.50%		

site **6- Land off Bridle Lane**

units **8** area

**0.27**

**REVENUE**

Sales Valuation	percentage	# Units	m <sup>2</sup>	Rate m <sup>2</sup>	Gross Sales	adjusted	Net Sales
3 bed house	40%	3.2	80	£1,561.00	£399,616.00	100.00%	£399,616.00
2 bed house	60%	4.8	70	£1,561.00	£524,496.00	100.00%	£524,496.00
		0.0			£0.00	100.00%	£0.00
		0.0			£0.00	100.00%	£0.00
		0.0			£0.00	100.00%	£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
Totals		8			<u>£924,112.00</u>		<u>£924,112.00</u>

**NET REALISATION**

**£924,112.00**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price		<b>£53,656.91</b>	
Stamp Duty	5.00%	£2,682.85	
Agent Fee	1.00%	£536.57	
Legal Fee	0.80%	£429.26	
totals		<u>£57,305.58</u>	<b>£57,305.58</b>

**CONSTRUCTION COSTS**

**Construction** m<sup>2</sup> Rate m<sup>2</sup> Cost



totals		<u>£13,861.68</u>	<b>£13,861.68</b>
<b>FINANCE</b>			
Multiple Finance Rates Used (see Assumptions)			
Land			
Construction	7.00%	£5,149.38	
Totals		<u>£5,149.38</u>	<b>£5,149.38</b>
<b>TOTAL COSTS</b>			<b>£762,392.40</b>
<b>PROFIT</b>			<b>£161,719.60</b>
Performance Measures			
Profit on Cost	25.00%		
Profit on GDV%	17.50%		

site **7 - Land off A610**

units **100** area **5.5**

**REVENUE**

Sales Valuation	percentage	# Units	m <sup>2</sup>	Rate m <sup>2</sup>	Gross Sales	adjusted	Net Sales
5 bed house	10%	10.0	145	£1,830.00	£2,653,500.00	100.00%	£2,653,500.00
4 bed house	30%	30.0	130	£1,830.00	£7,137,000.00	100.00%	£7,137,000.00
3 bed house	30%	30.0	93	£1,884.00	£5,256,360.00	100.00%	£5,256,360.00
2 bed house	20%	20.0	65	£1,884.00	£2,449,200.00	100.00%	£2,449,200.00
2 bed flat	5%	5.0	46	£1,938.00	£445,740.00	100.00%	£445,740.00
1 bed flat	5%	5.0	35	£1,991.00	£348,425.00	100.00%	£348,425.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
Totals		100			<u>£18,290,225.00</u>		<u>£18,290,225.00</u>

**NET REALISATION**

**£18,290,225.00**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price		<b>£2,373,164.98</b>	
Stamp Duty	5.00%	£118,658.25	
Agent Fee	1.00%	£23,731.65	
Legal Fee	0.80%	£18,985.32	
totals		<u>£2,534,540.20</u>	<b>£2,534,540.20</b>

**CONSTRUCTION COSTS**

**Construction** m<sup>2</sup> Rate m<sup>2</sup> Cost

5 bed house		10%	10.0	145	£969.00	£1,405,050.00	
4 bed house		30%	30.0	130	£969.00	£3,779,100.00	
3 bed house		30%	30.0	93	£1,023.00	£2,854,170.00	
2 bed house		20%	20.0	65	£1,023.00	£1,329,900.00	
2 bed flat		5%	5.0	46	£1,076.00	£247,480.00	
1 bed flat		5%	5.0	35	£1,076.00	£188,300.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
<b>totals</b>			<b>100</b>			<b><u>£9,804,000.00</u></b>	<b>£9,804,000.00</b>
Contingency					3.00%	£294,120.00	
Primary Roads	metres/hectare		167	918.5		£523,545.00	
Secondary Roads	metres/hectare		56	308		£78,540.00	
Street Lighting	units		49.06			£61,325.00	
<b>totals</b>						<b><u>£817,665.00</u></b>	<b>£817,665.00</b>
<b>Other Construction</b>							
Landscaping (per Hectare)			25000			£137,500.00	
Electricity (per dwelling)			1385			£138,500.00	
Gas and Water (per dwelling)			925			£92,500.00	
Services Infrastructure			91987.5			£91,987.50	
<b>totals</b>						<b><u>£460,487.50</u></b>	<b>£460,487.50</b>
<b>PROFESSIONAL FEES</b>							
<b>Professional Fees</b>					10.00%	£1,055,703.25	<b>£1,055,703.25</b>
<b>(not applied to Utilities or contingency costs)</b>							
<b>MARKETING AND LETTING</b>							
Marketing			number of units		rate per unit		
			100		£500.00	£50,000.00	<b>£50,000.00</b>
<b>DISPOSAL FEES</b>							
Sales Agent Fee					1.00%	£182,902.25	
Sales Legal Fee					0.50%	£91,451.13	



totals		<u>£274,353.38</u>	<b>£274,353.38</b>
<b>FINANCE</b>			
Multiple Finance Rates Used (see Assumptions)			
Land			
Construction	7.00%	£92,686.30	
Totals		<u>£92,686.30</u>	<b>£92,686.30</b>
<b>TOTAL COSTS</b>			<b>£15,089,435.63</b>
<b>PROFIT</b>			<b>£3,200,789.38</b>
Performance Measures			
Profit on Cost	25.00%		
Profit on GDV%	17.50%		

site **7 - Land off A610**

units **100** area

**5.5**

**REVENUE**

Sales Valuation	percentage	# Units	m <sup>2</sup>	Rate m <sup>2</sup>	Gross Sales	adjusted	Net Sales
5 bed house	10%	10.0	145	£1,830.00	£2,653,500.00	100.00%	£2,653,500.00
4 bed house	30%	30.0	130	£1,830.00	£7,137,000.00	100.00%	£7,137,000.00
3 bed house	30%	30.0	93	£1,884.00	£5,256,360.00	100.00%	£5,256,360.00
2 bed house	0%	0.0	65	£1,884.00	£0.00	100.00%	£0.00
2 bed flat	0%	0.0	46	£1,938.00	£0.00	100.00%	£0.00
1 bed flat	0%	0.0	35	£1,991.00	£0.00	100.00%	£0.00
		0.0			£0.00		£0.00
2 bed house (Affordable)	17%	17.0	65	£1,884.00	£2,081,820.00	35.00%	£728,637.00
2 bed flat (Affordable)	5%	5.0	46	£1,938.00	£445,740.00	35.00%	£156,009.00
1 bed flat (Affordable)	5%	5.0	35	£1,991.00	£348,425.00	35.00%	£121,948.75
2 bed house (Shared Ownership)	3%	3.0	65	£1,884.00	£367,380.00	65.00%	£238,797.00
		0.0			£0.00		£0.00
Totals		100			<u>£18,290,225.00</u>		<u>£16,292,251.75</u> <b>£16,292,251.75</b>

**NET REALISATION**

**£16,292,251.75**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price		<b>£829,786.77</b>	
Stamp Duty	5.00%	£41,489.34	
Agent Fee	1.00%	£8,297.87	
Legal Fee	0.80%	£6,638.29	
totals		<u>£886,212.27</u>	<b>£886,212.27</b>

**CONSTRUCTION COSTS**

**Construction** m<sup>2</sup> Rate m<sup>2</sup> Cost

5 bed house		10%	10.0	145	£969.00	£1,405,050.00	
4 bed house		30%	30.0	130	£969.00	£3,779,100.00	
3 bed house		30%	30.0	93	£1,023.00	£2,854,170.00	
2 bed house		0%	0.0	65	£1,023.00	£0.00	
2 bed flat		0%	0.0	46	£1,076.00	£0.00	
1 bed flat		0%	0.0	35	£1,076.00	£0.00	
	0	0%	0.0	0		£0.00	
2 bed house (Affordable)		17%	17.0	65	£1,023.00	£1,130,415.00	
2 bed flat (Affordable)		5%	5.0	46	£1,076.00	£247,480.00	
1 bed flat (Affordable)		5%	5.0	35	£1,076.00	£188,300.00	
2 bed house (Shared Ownership)		3%	3.0	65	£1,023.00	£199,485.00	
	0	0%	0.0	0		£0.00	
<b>totals</b>			<b>100</b>			<b><u>£9,804,000.00</u></b>	<b>£9,804,000.00</b>
<b>Contingency</b>							
					3.00%	£294,120.00	
Primary Roads	metres/hectare		167	918.5		£523,545.00	
Secondary Roads	metres/hectare		56	308		£78,540.00	
Street Lighting	units		49.06			£61,325.00	
<b>totals</b>						<b><u>£817,665.00</u></b>	<b>£817,665.00</b>
<b>Other Construction</b>							
Landscaping (per Hectare)			25000			£137,500.00	
Electricity (per dwelling)			1385			£138,500.00	
Gas and Water (per dwelling)			925			£92,500.00	
Services Infrastructure			91987.5			£91,987.50	
<b>totals</b>						<b><u>£460,487.50</u></b>	<b>£460,487.50</b>
<b>PROFESSIONAL FEES</b>							
<b>Professional Fees</b>					10.00%	£1,055,703.25	<b>£1,055,703.25</b>
<b>(not applied to Utilities or contingency costs)</b>							
<b>MARKETING AND LETTING</b>							
Marketing			number of units		rate per unit		
			100		£500.00	£50,000.00	<b>£50,000.00</b>
<b>DISPOSAL FEES</b>							
Sales Agent Fee					1.00%	£182,902.25	
Sales Legal Fee					0.50%	£91,451.13	

totals		<u>£274,353.38</u>	<b>£274,353.38</b>
<b>FINANCE</b>			
Multiple Finance Rates Used (see Assumptions)			
Land			
Construction	7.00%	£92,686.30	
Totals		<u>£92,686.30</u>	<b>£92,686.30</b>
<b>TOTAL COSTS</b>			<b>£13,441,107.69</b>
<b>PROFIT</b>			<b>£2,851,144.06</b>
Performance Measures			
Profit on Cost	25.00%		
Profit on GDV%	17.50%		

site **7 - Land off A610**

units **100** area

**5.5**

**REVENUE**

Sales Valuation	percentage	# Units	m <sup>2</sup>	Rate m <sup>2</sup>	Gross Sales	adjusted	Net Sales
5 bed house	10%	10.0	145	£1,830.00	£2,653,500.00	100.00%	£2,653,500.00
4 bed house	30%	30.0	130	£1,830.00	£7,137,000.00	100.00%	£7,137,000.00
3 bed house	30%	30.0	93	£1,884.00	£5,256,360.00	100.00%	£5,256,360.00
2 bed house	6%	6.0	65	£1,884.00	£734,760.00	100.00%	£734,760.00
2 bed flat	0%	0.0	46	£1,938.00	£0.00	100.00%	£0.00
1 bed flat	0%	0.0	35	£1,991.00	£0.00	100.00%	£0.00
		0.0			£0.00		£0.00
2 bed house (Affordable)	11%	11.0	65	£1,884.00	£1,347,060.00	35.00%	£471,471.00
2 bed flat (Affordable)	5%	5.0	46	£1,938.00	£445,740.00	35.00%	£156,009.00
1 bed flat (Affordable)	5%	5.0	35	£1,991.00	£348,425.00	35.00%	£121,948.75
2 bed house (Shared Ownership)	3%	3.0	65	£1,884.00	£367,380.00	65.00%	£238,797.00
		0.0			£0.00		£0.00
Totals		100			<u>£18,290,225.00</u>		<u>£16,769,845.75</u> <b>£16,769,845.75</b>

**NET REALISATION**

**£16,769,845.75**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price		<b>£1,198,714.72</b>	
Stamp Duty	5.00%	£59,935.74	
Agent Fee	1.00%	£11,987.15	
Legal Fee	0.80%	£9,589.72	
totals		<u>£1,280,227.32</u>	<b>£1,280,227.32</b>

**CONSTRUCTION COSTS**

**Construction** m<sup>2</sup> Rate m<sup>2</sup> Cost

5 bed house		10%	10.0	145	£969.00	£1,405,050.00	
4 bed house		30%	30.0	130	£969.00	£3,779,100.00	
3 bed house		30%	30.0	93	£1,023.00	£2,854,170.00	
2 bed house		6%	6.0	65	£1,023.00	£398,970.00	
2 bed flat		0%	0.0	46	£1,076.00	£0.00	
1 bed flat		0%	0.0	35	£1,076.00	£0.00	
	0	0%	0.0	0		£0.00	
2 bed house (Affordable)		11%	11.0	65	£1,023.00	£731,445.00	
2 bed flat (Affordable)		5%	5.0	46	£1,076.00	£247,480.00	
1 bed flat (Affordable)		5%	5.0	35	£1,076.00	£188,300.00	
2 bed house (Shared Ownership)		3%	3.0	65	£1,023.00	£199,485.00	
	0	0%	0.0	0		£0.00	
<b>totals</b>			<b>100</b>			<b><u>£9,804,000.00</u></b>	<b>£9,804,000.00</b>
<b>Contingency</b>							
					3.00%	£294,120.00	
Primary Roads	metres/hectare		167	918.5		£523,545.00	
Secondary Roads	metres/hectare		56	308		£78,540.00	
Street Lighting	units		49.06			£61,325.00	
<b>totals</b>						<b><u>£817,665.00</u></b>	<b>£817,665.00</b>
<b>Other Construction</b>							
Landscaping (per Hectare)			25000			£137,500.00	
Electricity (per dwelling)			1385			£138,500.00	
Gas and Water (per dwelling)			925			£92,500.00	
Services Infrastructure			91987.5			£91,987.50	
<b>totals</b>						<b><u>£460,487.50</u></b>	<b>£460,487.50</b>
<b>PROFESSIONAL FEES</b>							
<b>Professional Fees</b>					10.00%	£1,055,703.25	<b>£1,055,703.25</b>
<b>(not applied to Utilities or contingency costs)</b>							
<b>MARKETING AND LETTING</b>							
Marketing			number of units		rate per unit		
			100		£500.00	£50,000.00	<b>£50,000.00</b>
<b>DISPOSAL FEES</b>							
Sales Agent Fee					1.00%	£182,902.25	
Sales Legal Fee					0.50%	£91,451.13	

totals			<u>£274,353.38</u>	<b>£274,353.38</b>
<b>FINANCE</b>				
Multiple Finance Rates Used (see Assumptions)				
Land				
Construction		7.00%	£92,686.30	
Totals			<u>£92,686.30</u>	<b>£92,686.30</b>
<b>TOTAL COSTS</b>				<b>£13,835,122.74</b>
<b>PROFIT</b>				<b>£2,934,723.01</b>
Performance Measures				
Profit on Cost		25.00%		
Profit on GDV%		17.50%		

site **8 - Land off Cemetery Lane**

units **15** area **0.5**

**REVENUE**

Sales Valuation	percentage	# Units	m <sup>2</sup>	Rate m <sup>2</sup>	Gross Sales	adjusted	Net Sales	
4 bed house		10%	1.5	130	£1,830.00	£356,850.00	100.00%	£356,850.00
3 bed house		30%	4.5	93	£1,884.00	£788,454.00	100.00%	£788,454.00
2 bed house		30%	4.5	70	£1,884.00	£593,460.00	100.00%	£593,460.00
2 bed flat		20%	3.0	50	£1,938.00	£290,700.00	100.00%	£290,700.00
1 bed flat		10%	1.5	40	£1,991.00	£119,460.00	100.00%	£119,460.00
			0.0			£0.00		£0.00
			0.0			£0.00		£0.00
			0.0			£0.00		£0.00
			0.0			£0.00		£0.00
			0.0			£0.00		£0.00
			0.0			£0.00		£0.00
			0.0			£0.00		£0.00
			0.0			£0.00		£0.00
Totals			15			<u>£2,148,924.00</u>		<u>£2,148,924.00</u>

**NET REALISATION**

**£2,148,924.00**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price		<b>£144,230.05</b>	
Stamp Duty	5.00%	£7,211.50	
Agent Fee	1.00%	£1,442.30	
Legal Fee	0.80%	£1,153.84	
totals		<u>£154,037.69</u>	<b>£154,037.69</b>

**CONSTRUCTION COSTS**

Construction m<sup>2</sup> Rate m<sup>2</sup> Cost



4 bed house		10%	1.5	130	£969.00	£188,955.00	
3 bed house		30%	4.5	93	£1,023.00	£428,125.50	
2 bed house		30%	4.5	70	£1,023.00	£322,245.00	
2 bed flat		20%	3.0	50	£1,076.00	£161,400.00	
1 bed flat		10%	1.5	40	£1,076.00	£64,560.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
<b>totals</b>			<b>15</b>			<b><u>£1,165,285.50</u></b>	<b>£1,165,285.50</b>
<b>Contingency</b>					<b>10.00%</b>	<b>£116,528.55</b>	
Primary Roads	metres/hectare		<b>167</b>	83.5		£47,595.00	
Secondary Roads	metres/hectare		<b>56</b>	28		£7,140.00	
Street Lighting	units		<b>4.46</b>			£5,575.00	
<b>totals</b>						<b><u>£164,123.55</u></b>	<b>£164,123.55</b>
<b>Other Construction</b>							
Landscaping (per Hectare)			<b>25000</b>			£12,500.00	
Electricity (per dwelling)			<b>1385</b>			£20,775.00	
Gas and Water (per dwelling)			<b>925</b>			£13,875.00	
Services Infrastructure			<b>8362.5</b>			£8,362.50	
<b>totals</b>						<b><u>£55,512.50</u></b>	<b>£55,512.50</b>
<b>PROFESSIONAL FEES</b>							
<b>Professional Fees</b>					<b>10.00%</b>	<b>£123,374.30</b>	<b>£123,374.30</b>
<b>(not applied to Utilities or contingency costs)</b>							
<b>MARKETING AND LETTING</b>							
Marketing			<b>15</b>	<b>number of units</b>	<b>rate per unit</b>	<b>£1,000.00</b>	<b>£15,000.00</b>
							<b>£15,000.00</b>
<b>DISPOSAL FEES</b>							
Sales Agent Fee					<b>1.00%</b>	£21,489.24	
Sales Legal Fee					<b>0.50%</b>	£10,744.62	

totals		<u>£32,233.86</u>	<b>£32,233.86</b>
<b>FINANCE</b>			
Multiple Finance Rates Used (see Assumptions)			
Land			
Construction	7.00%	£9,571.80	
Totals		<u>£9,571.80</u>	<b>£9,571.80</b>
<b>TOTAL COSTS</b>			<b>£1,719,139.20</b>
<b>PROFIT</b>			<b>£429,784.80</b>
Performance Measures			
Profit on Cost	25.00%		
Profit on GDV%	20.00%		

site **8 - Land off Cemetery Lane**

units **15** area

**0.5**

**REVENUE**

Sales Valuation	percentage	# Units	m <sup>2</sup>	Rate m <sup>2</sup>	Gross Sales	adjusted	Net Sales
4 bed house	10%	1.5	130	£1,830.00	£356,850.00	100.00%	£356,850.00
3 bed house	30%	4.5	93	£1,884.00	£788,454.00	100.00%	£788,454.00
2 bed house	30%	4.5	70	£1,884.00	£593,460.00	100.00%	£593,460.00
2 bed flat	0%	0.0	50	£1,938.00	£0.00	100.00%	£0.00
1 bed flat	0%	0.0	40	£1,991.00	£0.00	100.00%	£0.00
		0.0			£0.00		£0.00
2 bed flat (Affordable Housing)	20%	3.0	50	£1,938.00	£290,700.00	35.00%	£101,745.00
1 bed flat (Affordable Housing)	10%	1.5	40	£1,991.00	£119,460.00	35.00%	£41,811.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
Totals		15			<u>£2,148,924.00</u>		<u>£1,882,320.00</u>

**£1,882,320.00**

**NET REALISATION**

**£1,882,320.00**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price				<b>-£55,473.32</b>	
Stamp Duty			5.00%	-£2,773.67	
Agent Fee			1.00%	-£554.73	
Legal Fee			0.80%	-£443.79	
totals				<u>-£59,245.51</u>	<b>-£59,245.51</b>

**CONSTRUCTION COSTS**

Construction m<sup>2</sup> Rate m<sup>2</sup> Cost

4 bed house		10%	1.5	130	£969.00	£188,955.00	
3 bed house		30%	4.5	93	£1,023.00	£428,125.50	
2 bed house		30%	4.5	70	£1,023.00	£322,245.00	
2 bed flat		0%	0.0	50	£1,076.00	£0.00	
1 bed flat		0%	0.0	40	£1,076.00	£0.00	
	0	0%	0.0	0		£0.00	
2 bed flat (Affordable Housing)		20%	3.0	50	£1,076.00	£161,400.00	
1 bed flat (Affordable Housing)		10%	1.5	40	£1,076.00	£64,560.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
<b>totals</b>			<b>15</b>			<b><u>£1,165,285.50</u></b>	<b>£1,165,285.50</b>
Contingency					10.00%	£116,528.55	
Primary Roads	metres/hectare		167	83.5		£47,595.00	
Secondary Roads	metres/hectare		56	28		£7,140.00	
Street Lighting	units		4.46			£5,575.00	
<b>totals</b>						<b><u>£164,123.55</u></b>	<b>£164,123.55</b>
<b>Other Construction</b>							
Landscaping (per Hectare)			25000			£12,500.00	
Electricity (per dwelling)			1385			£20,775.00	
Gas and Water (per dwelling)			925			£13,875.00	
Services Infrastructure			8362.5			£8,362.50	
<b>totals</b>						<b><u>£55,512.50</u></b>	<b>£55,512.50</b>
<b>PROFESSIONAL FEES</b>							
<b>Professional Fees</b>					10.00%	£123,374.30	<b>£123,374.30</b>
<b>(not applied to Utilities or contingency costs)</b>							
<b>MARKETING AND LETTING</b>							
Marketing			number of units		rate per unit		
			15		£1,000.00	£15,000.00	<b>£15,000.00</b>
<b>DISPOSAL FEES</b>							
Sales Agent Fee					1.00%	£21,489.24	
Sales Legal Fee					0.50%	£10,744.62	

totals		<u>£32,233.86</u>	<b>£32,233.86</b>
<b>FINANCE</b>			
Multiple Finance Rates Used (see Assumptions)			
Land			
Construction	7.00%	£9,571.80	
Totals		<u>£9,571.80</u>	<b>£9,571.80</b>
<b>TOTAL COSTS</b>			<b>£1,505,856.00</b>
<b>PROFIT</b>			<b>£376,464.00</b>
Performance Measures			
Profit on Cost	25.00%		
Profit on GDV%	20.00%		

site **8 - Land off Cemetery Lane**

units **15** area

**0.5**

**REVENUE**

Sales Valuation	percentage	# Units	m <sup>2</sup>	Rate m <sup>2</sup>	Gross Sales	adjusted	Net Sales
4 bed house	10%	1.5	130	£1,830.00	£356,850.00	100.00%	£356,850.00
3 bed house	30%	4.5	93	£1,884.00	£788,454.00	100.00%	£788,454.00
2 bed house	30%	4.5	70	£1,884.00	£593,460.00	100.00%	£593,460.00
2 bed flat	20%	3.0	50	£1,938.00	£290,700.00	100.00%	£290,700.00
1 bed flat	0%	0.0	40	£1,991.00	£0.00	100.00%	£0.00
		0.0			£0.00		£0.00
2 bed flat (Affordable Housing)	0%	0.0	50	£1,938.00	£0.00	35.00%	£0.00
1 bed flat (Affordable Housing)	10%	1.5	40	£1,991.00	£119,460.00	35.00%	£41,811.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
Totals		15			<u>£2,148,924.00</u>		<u>£2,071,275.00</u>

**£2,071,275.00**

**NET REALISATION**

**£2,071,275.00**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price		<b>£86,066.00</b>	
Stamp Duty	5.00%	£4,303.30	
Agent Fee	1.00%	£860.66	
Legal Fee	0.80%	£688.53	
totals		<u>£91,918.49</u>	<b>£91,918.49</b>

**CONSTRUCTION COSTS**

**Construction** m<sup>2</sup> Rate m<sup>2</sup> Cost

4 bed house		10%	1.5	130	£969.00	£188,955.00	
3 bed house		30%	4.5	93	£1,023.00	£428,125.50	
2 bed house		30%	4.5	70	£1,023.00	£322,245.00	
2 bed flat		20%	3.0	50	£1,076.00	£161,400.00	
1 bed flat		0%	0.0	40	£1,076.00	£0.00	
	0	0%	0.0	0		£0.00	
2 bed flat (Affordable Housing)		0%	0.0	50	£1,076.00	£0.00	
1 bed flat (Affordable Housing)		10%	1.5	40	£1,076.00	£64,560.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
<b>totals</b>			<b>15</b>			<b><u>£1,165,285.50</u></b>	<b>£1,165,285.50</b>
Contingency					10.00%	£116,528.55	
Primary Roads	metres/hectare		167	83.5		£47,595.00	
Secondary Roads	metres/hectare		56	28		£7,140.00	
Street Lighting	units		4.46			£5,575.00	
<b>totals</b>						<b><u>£164,123.55</u></b>	<b>£164,123.55</b>
<b>Other Construction</b>							
Landscaping (per Hectare)			25000			£12,500.00	
Electricity (per dwelling)			1385			£20,775.00	
Gas and Water (per dwelling)			925			£13,875.00	
Services Infrastructure			8362.5			£8,362.50	
<b>totals</b>						<b><u>£55,512.50</u></b>	<b>£55,512.50</b>
<b>PROFESSIONAL FEES</b>							
<b>Professional Fees</b>					10.00%	£123,374.30	<b>£123,374.30</b>
<b>(not applied to Utilities or contingency costs)</b>							
<b>MARKETING AND LETTING</b>							
Marketing			number of units		rate per unit		
			15		£1,000.00	£15,000.00	<b>£15,000.00</b>
<b>DISPOSAL FEES</b>							
Sales Agent Fee					1.00%	£21,489.24	
Sales Legal Fee					0.50%	£10,744.62	

totals		<u>£32,233.86</u>	<b>£32,233.86</b>
<b>FINANCE</b>			
Multiple Finance Rates Used (see Assumptions)			
Land			
Construction	7.00%	£9,571.80	
Totals		<u>£9,571.80</u>	<b>£9,571.80</b>
<b>TOTAL COSTS</b>			<b>£1,657,020.00</b>
<b>PROFIT</b>			<b>£414,255.00</b>
Performance Measures			
Profit on Cost	25.00%		
Profit on GDV%	20.00%		



site **9 - Land off west of Derby Road (B6179)**

units **15** area

**0.74**

**REVENUE**

Sales Valuation	percentage	# Units	m <sup>2</sup>	Rate m <sup>2</sup>	Gross Sales	adjusted	Net Sales
4 bed house	10%	1.5	130	£1,830.00	£356,850.00	100.00%	£356,850.00
3 bed house	30%	4.5	93	£1,884.00	£788,454.00	100.00%	£788,454.00
2 bed house	30%	4.5	70	£1,884.00	£593,460.00	100.00%	£593,460.00
2 bed flat	20%	3.0	50	£1,938.00	£290,700.00	100.00%	£290,700.00
1 bed flat	10%	1.5	40	£1,991.00	£119,460.00	100.00%	£119,460.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
Totals		15			<u>£2,148,924.00</u>		<u>£2,148,924.00</u>

**£2,148,924.00**

**NET REALISATION**

**£2,148,924.00**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price		<b>£168,968.18</b>	
Stamp Duty	5.00%	£8,448.41	
Agent Fee	1.00%	£1,689.68	
Legal Fee	0.80%	£1,351.75	
totals		<u>£180,458.02</u>	<b>£180,458.02</b>

**CONSTRUCTION COSTS**

Construction m<sup>2</sup> Rate m<sup>2</sup> Cost

4 bed house		10%	1.5	130	£969.00	£188,955.00	
3 bed house		30%	4.5	93	£1,023.00	£428,125.50	
2 bed house		30%	4.5	70	£1,023.00	£322,245.00	
2 bed flat		20%	3.0	50	£1,076.00	£161,400.00	
1 bed flat		10%	1.5	40	£1,076.00	£64,560.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
<b>totals</b>			<b>15</b>			<b><u>£1,165,285.50</u></b>	<b>£1,165,285.50</b>
Contingency					5.00%	£58,264.28	
Primary Roads	metres/hectare		167	123.58		£70,440.60	
Secondary Roads	metres/hectare		56	41.44		£10,567.20	
Street Lighting	units		6.6008			£8,251.00	
<b>totals</b>						<b><u>£128,704.88</u></b>	<b>£128,704.88</b>
<b>Other Construction</b>							
Landscaping (per Hectare)			25000			£18,500.00	
Electricity (per dwelling)			1385			£20,775.00	
Gas and Water (per dwelling)			925			£13,875.00	
Services Infrastructure			12376.5			£12,376.50	
<b>totals</b>						<b><u>£65,526.50</u></b>	<b>£65,526.50</b>
<b>PROFESSIONAL FEES</b>							
<b>Professional Fees</b>					10.00%	£126,660.26	<b>£126,660.26</b>
<b>(not applied to Utilities or contingency costs)</b>							
<b>MARKETING AND LETTING</b>							
Marketing			number of units		rate per unit		
			15		£500.00	£7,500.00	<b>£7,500.00</b>
<b>DISPOSAL FEES</b>							
Sales Agent Fee					1.00%	£21,489.24	
Sales Legal Fee					0.50%	£10,744.62	

totals		<u>£32,233.86</u>	<b>£32,233.86</b>
<b>FINANCE</b>			
Multiple Finance Rates Used (see Assumptions)			
Land			
Construction	7.00%	£12,770.18	
Totals		<u>£12,770.18</u>	<b>£12,770.18</b>
<b>TOTAL COSTS</b>			<b>£1,719,139.20</b>
<b>PROFIT</b>			<b>£429,784.80</b>
Performance Measures			
Profit on Cost	25.00%		
Profit on GDV%	20.00%		

site **9 - Land off west of Derby Road (B6179)**

units **15** area

**0.74**

**REVENUE**

Sales Valuation	percentage	# Units	m <sup>2</sup>	Rate m <sup>2</sup>	Gross Sales	adjusted	Net Sales
4 bed house	10%	1.5	130	£1,830.00	£356,850.00	100.00%	£356,850.00
3 bed house	30%	4.5	93	£1,884.00	£788,454.00	100.00%	£788,454.00
2 bed house	30%	4.5	70	£1,884.00	£593,460.00	100.00%	£593,460.00
2 bed flat	0%	0.0	50	£1,938.00	£0.00	100.00%	£0.00
1 bed flat	0%	0.0	40	£1,991.00	£0.00	100.00%	£0.00
		0.0			£0.00		£0.00
2 bed flat (Affordable Housing)	20%	3.0	50	£1,938.00	£290,700.00	35.00%	£101,745.00
1 bed flat (Affordable Housing)	10%	1.5	40	£1,991.00	£119,460.00	35.00%	£41,811.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
Totals		15			<u>£2,148,924.00</u>		<u>£1,882,320.00</u>

**£1,882,320.00**

**NET REALISATION**

**£1,882,320.00**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price		-£30,735.19	
Stamp Duty	5.00%	-£1,536.76	
Agent Fee	1.00%	-£307.35	
Legal Fee	0.80%	-£245.88	
totals		<u>-£32,825.18</u>	<b>-£32,825.18</b>

**CONSTRUCTION COSTS**

Construction m<sup>2</sup> Rate m<sup>2</sup> Cost

4 bed house		10%	1.5	130	£969.00	£188,955.00	
3 bed house		30%	4.5	93	£1,023.00	£428,125.50	
2 bed house		30%	4.5	70	£1,023.00	£322,245.00	
2 bed flat		0%	0.0	50	£1,076.00	£0.00	
1 bed flat		0%	0.0	40	£1,076.00	£0.00	
	0	0%	0.0	0		£0.00	
2 bed flat (Affordable Housing)		20%	3.0	50	£1,076.00	£161,400.00	
1 bed flat (Affordable Housing)		10%	1.5	40	£1,076.00	£64,560.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
<b>totals</b>			<b>15</b>			<b><u>£1,165,285.50</u></b>	<b>£1,165,285.50</b>
Contingency					5.00%	£58,264.28	
Primary Roads	metres/hectare		167	123.58		£70,440.60	
Secondary Roads	metres/hectare		56	41.44		£10,567.20	
Street Lighting	units		6.6008			£8,251.00	
<b>totals</b>						<b><u>£128,704.88</u></b>	<b>£128,704.88</b>
<b>Other Construction</b>							
Landscaping (per Hectare)			25000			£18,500.00	
Electricity (per dwelling)			1385			£20,775.00	
Gas and Water (per dwelling)			925			£13,875.00	
Services Infrastructure			12376.5			£12,376.50	
<b>totals</b>						<b><u>£65,526.50</u></b>	<b>£65,526.50</b>
<b>PROFESSIONAL FEES</b>							
<b>Professional Fees</b>					10.00%	£126,660.26	<b>£126,660.26</b>
<b>(not applied to Utilities or contingency costs)</b>							
<b>MARKETING AND LETTING</b>			number of units		rate per unit		
Marketing			15		£500.00	£7,500.00	<b>£7,500.00</b>
<b>DISPOSAL FEES</b>							
Sales Agent Fee					1.00%	£21,489.24	
Sales Legal Fee					0.50%	£10,744.62	

totals		<u>£32,233.86</u>	<b>£32,233.86</b>
<b>FINANCE</b>			
Multiple Finance Rates Used (see Assumptions)			
Land			
Construction	7.00%	£12,770.18	
Totals		<u>£12,770.18</u>	<b>£12,770.18</b>
<b>TOTAL COSTS</b>			<b>£1,505,856.00</b>
<b>PROFIT</b>			<b>£376,464.00</b>
Performance Measures			
Profit on Cost	25.00%		
Profit on GDV%	20.00%		

site **9 - Land off west of Derby Road (B6179)**

units **15** area

**0.74**

**REVENUE**

Sales Valuation	percentage	# Units	m <sup>2</sup>	Rate m <sup>2</sup>	Gross Sales	adjusted	Net Sales
4 bed house	10%	1.5	130	£1,830.00	£356,850.00	100.00%	£356,850.00
3 bed house	30%	4.5	93	£1,884.00	£788,454.00	100.00%	£788,454.00
2 bed house	30%	4.5	70	£1,884.00	£593,460.00	100.00%	£593,460.00
2 bed flat	17%	2.6	50	£1,938.00	£247,095.00	100.00%	£247,095.00
1 bed flat	0%	0.0	40	£1,991.00	£0.00	100.00%	£0.00
		0.0			£0.00		£0.00
2 bed flat (Affordable Housing)	3%	0.5	50	£1,938.00	£43,605.00	35.00%	£15,261.75
1 bed flat (Affordable Housing)	10%	1.5	40	£1,991.00	£119,460.00	35.00%	£41,811.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
Totals		15			<u>£2,148,924.00</u>		<u>£2,042,931.75</u>

**NET REALISATION**

**£2,042,931.75**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price		<b>£89,573.24</b>	
Stamp Duty	5.00%	£4,478.66	
Agent Fee	1.00%	£895.73	
Legal Fee	0.80%	£716.59	
totals		<u>£95,664.22</u>	<b>£95,664.22</b>

**CONSTRUCTION COSTS**

Construction m<sup>2</sup> Rate m<sup>2</sup> Cost

4 bed house		10%	1.5	130	£969.00	£188,955.00	
3 bed house		30%	4.5	93	£1,023.00	£428,125.50	
2 bed house		30%	4.5	70	£1,023.00	£322,245.00	
2 bed flat		17%	2.6	50	£1,076.00	£137,190.00	
1 bed flat		0%	0.0	40	£1,076.00	£0.00	
	0	0%	0.0	0		£0.00	
2 bed flat (Affordable Housing)		3%	0.5	50	£1,076.00	£24,210.00	
1 bed flat (Affordable Housing)		10%	1.5	40	£1,076.00	£64,560.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
	0	0%	0.0	0		£0.00	
<b>totals</b>			<b>15</b>			<b><u>£1,165,285.50</u></b>	<b>£1,165,285.50</b>
Contingency					5.00%	£58,264.28	
Primary Roads	metres/hectare		167	123.58		£70,440.60	
Secondary Roads	metres/hectare		56	41.44		£10,567.20	
Street Lighting	units		6.6008			£8,251.00	
<b>totals</b>						<b><u>£128,704.88</u></b>	<b>£128,704.88</b>
<b>Other Construction</b>							
Landscaping (per Hectare)			25000			£18,500.00	
Electricity (per dwelling)			1385			£20,775.00	
Gas and Water (per dwelling)			925			£13,875.00	
Services Infrastructure			12376.5			£12,376.50	
<b>totals</b>						<b><u>£65,526.50</u></b>	<b>£65,526.50</b>
<b>PROFESSIONAL FEES</b>							
<b>Professional Fees</b>					10.00%	£126,660.26	<b>£126,660.26</b>
<b>(not applied to Utilities or contingency costs)</b>							
<b>MARKETING AND LETTING</b>							
Marketing			number of units		rate per unit		
			15		£500.00	£7,500.00	<b>£7,500.00</b>
<b>DISPOSAL FEES</b>							
Sales Agent Fee					1.00%	£21,489.24	
Sales Legal Fee					0.50%	£10,744.62	



totals		<u>£32,233.86</u>	<b>£32,233.86</b>
<b>FINANCE</b>			
Multiple Finance Rates Used (see Assumptions)			
Land			
Construction	7.00%	£12,770.18	
Totals		<u>£12,770.18</u>	<b>£12,770.18</b>
<b>TOTAL COSTS</b>			<b>£1,634,345.40</b>
<b>PROFIT</b>			<b>£408,586.35</b>
Performance Measures			
Profit on Cost	25.00%		
Profit on GDV%	20.00%		

site **10 - Land off east of Derby Road (B6179)**

units **27** area

**0.89**

**REVENUE**

Sales Valuation	percentage	# Units	m <sup>2</sup>	Rate m <sup>2</sup>	Gross Sales	adjusted	Net Sales
4 bed house	10%	2.7	130	£1,830.00	£642,330.00	100.00%	£642,330.00
3 bed house	30%	8.1	93	£1,884.00	£1,419,217.20	100.00%	£1,419,217.20
2 bed house	30%	8.1	70	£1,884.00	£1,068,228.00	100.00%	£1,068,228.00
2 bed flat	20%	5.4	50	£1,938.00	£523,260.00	100.00%	£523,260.00
1 bed flat	10%	2.7	40	£1,991.00	£215,028.00	100.00%	£215,028.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
Totals		27			<u>£3,868,063.20</u>		<u>£3,868,063.20</u>

**NET REALISATION**

**£3,868,063.20**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price		<b>£411,266.99</b>	
Stamp Duty	5.00%	£20,563.35	
Agent Fee	1.00%	£4,112.67	
Legal Fee	0.80%	£3,290.14	
totals		<u>£439,233.15</u>	<b>£439,233.15</b>

**CONSTRUCTION COSTS**

<b>Construction</b>			m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
4 bed house	10%	2.7	130	£969.00	£340,119.00	
3 bed house	30%	8.1	93	£1,023.00	£770,625.90	
2 bed house	30%	8.1	70	£1,023.00	£580,041.00	
2 bed flat	20%	5.4	50	£1,076.00	£290,520.00	
1 bed flat	10%	2.7	40	£1,076.00	£116,208.00	
	0	0.0	0		£0.00	
	0	0.0	0		£0.00	
	0	0.0	0		£0.00	
	0	0.0	0		£0.00	
	0	0.0	0		£0.00	
	0	0.0	0		£0.00	
	0	0.0	0		£0.00	
	0	0.0	0		£0.00	
<b>totals</b>		<b>27</b>			<b><u>£2,097,513.90</u></b>	<b>£2,097,513.90</b>
Contingency				3.00%	£62,925.42	
Primary Roads	metres/hectare	167	148.63		£84,719.10	
Secondary Roads	metres/hectare	56	49.84		£12,709.20	
Street Lighting	units	7.9388			£9,923.50	
<b>totals</b>					<b><u>£147,644.52</u></b>	<b>£147,644.52</b>
<b>Other Construction</b>						
Landscaping (per Hectare)		25000			£22,250.00	
Electricity (per dwelling)		1385			£37,395.00	
Gas and Water (per dwelling)		925			£24,975.00	
Services Infrastructure		14885.25			£14,885.25	
<b>totals</b>					<b><u>£99,505.25</u></b>	<b>£99,505.25</b>
<b>PROFESSIONAL FEES</b>						
Professional Fees				10.00%	£221,936.83	<b>£221,936.83</b>
<b>(not applied to Utilities or contingency costs)</b>						
<b>MARKETING AND LETTING</b>						
Marketing		number of units	27	rate per unit	£500.00	<b>£13,500.00</b>
<b>DISPOSAL FEES</b>						
Sales Agent Fee				1.00%	£38,680.63	

Sales Legal Fee	0.50%	£19,340.32	
totals		<u>£58,020.95</u>	<b>£58,020.95</b>
<b>FINANCE</b>			
Multiple Finance Rates Used (see Assumptions)			
Land			
Construction	7.00%	£17,095.97	
Totals		<u>£17,095.97</u>	<b>£17,095.97</b>
<b>TOTAL COSTS</b>			<b>£3,094,450.56</b>
<b>PROFIT</b>			<b>£773,612.64</b>
Performance Measures			
Profit on Cost	25.00%		
Profit on GDV%	20.00%		

site **10 - Land off east of Derby Road (B6179)**

units **27** area

**0.89**

**REVENUE**

Sales Valuation	percentage	# Units	m <sup>2</sup>	Rate m <sup>2</sup>	Gross Sales	adjusted	Net Sales
4 bed house	10%	2.7	130	£1,830.00	£642,330.00	100.00%	£642,330.00
3 bed house	30%	8.1	93	£1,884.00	£1,419,217.20	100.00%	£1,419,217.20
2 bed house	30%	8.1	70	£1,884.00	£1,068,228.00	100.00%	£1,068,228.00
2 bed flat	0%	0.0	50	£1,938.00	£0.00	100.00%	£0.00
1 bed flat	0%	0.0	40	£1,991.00	£0.00	100.00%	£0.00
		0.0			£0.00		£0.00
2 bed flat (Affordable Housing)	20%	5.4	50	£1,938.00	£523,260.00	35.00%	£183,141.00
1 bed flat (Affordable Housing)	10%	2.7	40	£1,991.00	£215,028.00	35.00%	£75,259.80
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
Totals		27			<u>£3,868,063.20</u>		<u>£3,388,176.00</u>

**NET REALISATION**

**£3,388,176.00**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price		<b>£51,800.92</b>	
Stamp Duty	5.00%	£2,590.05	
Agent Fee	1.00%	£518.01	
Legal Fee	0.80%	£414.41	
totals		<u>£55,323.39</u>	<b>£55,323.39</b>

**CONSTRUCTION COSTS**

Construction			m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
4 bed house	10%	2.7	130	£969.00	£340,119.00	
3 bed house	30%	8.1	93	£1,023.00	£770,625.90	
2 bed house	30%	8.1	70	£1,023.00	£580,041.00	
2 bed flat	0%	0.0	50	£1,076.00	£0.00	
1 bed flat	0%	0.0	40	£1,076.00	£0.00	
	0	0%	0		£0.00	
2 bed flat (Affordable Housing)	20%	5.4	50	£1,076.00	£290,520.00	
1 bed flat (Affordable Housing)	10%	2.7	40	£1,076.00	£116,208.00	
	0	0%	0		£0.00	
	0	0%	0		£0.00	
	0	0%	0		£0.00	
	0	0%	0		£0.00	
<b>totals</b>		<b>27</b>			<b><u>£2,097,513.90</u></b>	<b>£2,097,513.90</b>
Contingency				3.00%	£62,925.42	
Primary Roads	metres/hectare	167	148.63		£84,719.10	
Secondary Roads	metres/hectare	56	49.84		£12,709.20	
Street Lighting	units	7.9388			£9,923.50	
<b>totals</b>					<b><u>£147,644.52</u></b>	<b>£147,644.52</b>
<b>Other Construction</b>						
Landscaping (per Hectare)		25000			£22,250.00	
Electricity (per dwelling)		1385			£37,395.00	
Gas and Water (per dwelling)		925			£24,975.00	
Services Infrastructure		14885.25			£14,885.25	
<b>totals</b>					<b><u>£99,505.25</u></b>	<b>£99,505.25</b>
<b>PROFESSIONAL FEES</b>						
Professional Fees				10.00%	£221,936.83	<b>£221,936.83</b>
<b>(not applied to Utilities or contingency costs)</b>						
<b>MARKETING AND LETTING</b>						
Marketing		number of units	27	rate per unit	£500.00	£13,500.00
						<b>£13,500.00</b>
<b>DISPOSAL FEES</b>						
Sales Agent Fee				1.00%	£38,680.63	

Sales Legal Fee	0.50%	£19,340.32	
totals		<u>£58,020.95</u>	<b>£58,020.95</b>
<b>FINANCE</b>			
Multiple Finance Rates Used (see Assumptions)			
Land			
Construction	7.00%	£17,095.97	
Totals		<u>£17,095.97</u>	<b>£17,095.97</b>
<b>TOTAL COSTS</b>			<b>£2,710,540.80</b>
<b>PROFIT</b>			<b>£677,635.20</b>
Performance Measures			
Profit on Cost	25.00%		
Profit on GDV%	20.00%		

site **10 - Land off east of Derby Road (B6179)**

units **27** area

**0.89**

**REVENUE**

Sales Valuation	percentage	# Units	m <sup>2</sup>	Rate m <sup>2</sup>	Gross Sales	adjusted	Net Sales
4 bed house	10%	2.7	130	£1,830.00	£642,330.00	100.00%	£642,330.00
3 bed house	30%	8.1	93	£1,884.00	£1,419,217.20	100.00%	£1,419,217.20
2 bed house	30%	8.1	70	£1,884.00	£1,068,228.00	100.00%	£1,068,228.00
2 bed flat	13%	3.5	50	£1,938.00	£340,119.00	100.00%	£340,119.00
1 bed flat	0%	0.0	40	£1,991.00	£0.00	100.00%	£0.00
		0.0			£0.00		£0.00
2 bed flat (Affordable Housing)	7%	1.9	50	£1,938.00	£183,141.00	35.00%	£64,099.35
1 bed flat (Affordable Housing)	10%	2.7	40	£1,991.00	£215,028.00	35.00%	£75,259.80
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
		0.0			£0.00		£0.00
Totals		27			<u>£3,868,063.20</u>		<u>£3,609,253.35</u>

**NET REALISATION**

**£3,609,253.35**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price		<b>£217,401.93</b>	
Stamp Duty	5.00%	£10,870.10	
Agent Fee	1.00%	£2,174.02	
Legal Fee	0.80%	£1,739.22	
totals		<u>£232,185.27</u>	<b>£232,185.27</b>

**CONSTRUCTION COSTS**



Construction			m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
4 bed house	10%	2.7	130	£969.00	£340,119.00	
3 bed house	30%	8.1	93	£1,023.00	£770,625.90	
2 bed house	30%	8.1	70	£1,023.00	£580,041.00	
2 bed flat	13%	3.5	50	£1,076.00	£188,838.00	
1 bed flat	0%	0.0	40	£1,076.00	£0.00	
	0	0%	0		£0.00	
2 bed flat (Affordable Housing)	7%	1.9	50	£1,076.00	£101,682.00	
1 bed flat (Affordable Housing)	10%	2.7	40	£1,076.00	£116,208.00	
	0	0%	0		£0.00	
	0	0%	0		£0.00	
	0	0%	0		£0.00	
	0	0%	0		£0.00	
<b>totals</b>		<b>27</b>			<b><u>£2,097,513.90</u></b>	<b>£2,097,513.90</b>
Contingency				3.00%	£62,925.42	
Primary Roads	metres/hectare	167	148.63		£84,719.10	
Secondary Roads	metres/hectare	56	49.84		£12,709.20	
Street Lighting	units	7.9388			£9,923.50	
<b>totals</b>					<b><u>£147,644.52</u></b>	<b>£147,644.52</b>
<b>Other Construction</b>						
Landscaping (per Hectare)		25000			£22,250.00	
Electricity (per dwelling)		1385			£37,395.00	
Gas and Water (per dwelling)		925			£24,975.00	
Services Infrastructure		14885.25			£14,885.25	
<b>totals</b>					<b><u>£99,505.25</u></b>	<b>£99,505.25</b>
<b>PROFESSIONAL FEES</b>						
Professional Fees				10.00%	£221,936.83	<b>£221,936.83</b>
<b>(not applied to Utilities or contingency costs)</b>						
<b>MARKETING AND LETTING</b>						
Marketing		number of units	27	rate per unit	£500.00	£13,500.00
						<b>£13,500.00</b>
<b>DISPOSAL FEES</b>						
Sales Agent Fee				1.00%	£38,680.63	

Sales Legal Fee	0.50%	£19,340.32	
totals		<u>£58,020.95</u>	<b>£58,020.95</b>
<b>FINANCE</b>			
Multiple Finance Rates Used (see Assumptions)			
Land			
Construction	7.00%	£17,095.97	
Totals		<u>£17,095.97</u>	<b>£17,095.97</b>
<b>TOTAL COSTS</b>			<b>£2,887,402.68</b>
<b>PROFIT</b>			<b>£721,850.67</b>
Performance Measures			
Profit on Cost	25.00%		
Profit on GDV%	20.00%		

site **11 - Land off Peasehill**

units **32** area **1.07**

**REVENUE**

Sales Valuation	percentage	# Units	m <sup>2</sup>	Rate m <sup>2</sup>	Gross Sales	adjusted	Net Sales
4 bed house	20%	6	120	£1,561.00	£1,198,848.00	100.00%	£1,198,848.00
3 bed house	30%	10	93	£1,615.00	£1,441,872.00	100.00%	£1,441,872.00
2 bed house	50%	16	70	£1,615.00	£1,808,800.00	100.00%	£1,808,800.00
		0			£0.00	100.00%	£0.00
		0			£0.00	100.00%	£0.00
		0			£0.00		£0.00
		0			£0.00		£0.00
		0			£0.00		£0.00
		0			£0.00		£0.00
		0			£0.00		£0.00
		0			£0.00		£0.00
		0			£0.00		£0.00
		0			£0.00		£0.00
Totals		32			<u>£4,449,520.00</u>		<u>£4,449,520.00</u>

**NET REALISATION**

**£4,449,520.00**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price		-£67,904.06	
Stamp Duty	5.00%	-£3,395.20	
Agent Fee	1.00%	-£679.04	
Legal Fee	0.80%	-£543.23	
totals		<u>-£72,521.54</u>	<b>-£72,521.54</b>

**CONSTRUCTION COSTS**

**Construction** m<sup>2</sup> Rate m<sup>2</sup> Cost



totals		<u>£66,742.80</u>	<b>£66,742.80</b>
<b>FINANCE</b>			
Multiple Finance Rates Used (see Assumptions)			
Land			
Construction	7.00%	£20,464.26	
Totals		<u>£20,464.26</u>	<b>£20,464.26</b>
<b>TOTAL COSTS</b>			<b>£3,559,616.00</b>
<b>PROFIT</b>			<b>£889,904.00</b>
Performance Measures			
Profit on Cost	25.00%		
Profit on GDV%	20.00%		

site **12 - Land off Nottingham Road (A610)**

units **126** area

**5.13**

**REVENUE**

Sales Valuation	percentage	# Units	m <sup>2</sup>	Rate m <sup>2</sup>	Gross Sales	adjusted	Net Sales
5 bed house	10%	13	145	£1,830.00	£3,343,410.00	100.00%	£3,343,410.00
4 bed house	30%	38	130	£1,830.00	£8,992,620.00	100.00%	£8,992,620.00
3 bed house	30%	38	93	£1,884.00	£6,623,013.60	100.00%	£6,623,013.60
2 bed house	20%	25	65	£1,884.00	£3,085,992.00	100.00%	£3,085,992.00
2 bed flat	5%	6	48	£1,938.00	£586,051.20	100.00%	£586,051.20
1 bed flat	5%	6	40	£1,991.00	£501,732.00	100.00%	£501,732.00
		0			£0.00		£0.00
		0			£0.00		£0.00
		0			£0.00		£0.00
		0			£0.00		£0.00
		0			£0.00		£0.00
		0			£0.00		£0.00
		0			£0.00		£0.00
Totals		126			<u>£23,132,818.80</u>		<u>£23,132,818.80</u>

**£23,132,818.80**

**NET REALISATION**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price		<b>£3,282,359.10</b>	
Stamp Duty	5.00%	£164,117.95	
Agent Fee	1.00%	£32,823.59	
Legal Fee	0.80%	£26,258.87	
totals		<u>£3,505,559.52</u>	<b>£3,505,559.52</b>

**CONSTRUCTION COSTS**

**Construction** m<sup>2</sup> Rate m<sup>2</sup> Cost

5 bed house		10%	13	145	£969.00	£1,770,363.00	
4 bed house		30%	38	130	£969.00	£4,761,666.00	
3 bed house		30%	38	93	£1,023.00	£3,596,254.20	
2 bed house		20%	25	65	£1,023.00	£1,675,674.00	
2 bed flat		5%	6	48	£1,076.00	£325,382.40	
1 bed flat		5%	6	40	£1,076.00	£271,152.00	
	0	0%	0	0		£0.00	
	0	0%	0	0		£0.00	
	0	0%	0	0		£0.00	
	0	0%	0	0		£0.00	
	0	0%	0	0		£0.00	
	0	0%	0	0		£0.00	
<b>totals</b>			<b>126</b>			<b>£12,400,491.60</b>	<b>£12,400,491.60</b>

Contingency					3.00%	£372,014.75	
Primary Roads	metres/hectare		167	856.71		£488,324.70	
Secondary Roads	metres/hectare		56	287.28		£73,256.40	
Street Lighting	units		45.7596			£57,199.50	
<b>totals</b>						<b>£860,339.45</b>	<b>£860,339.45</b>

**Other Construction**

Landscaping (per Hectare)			25000			£128,250.00	
Electricity (per dwelling)			1385			£174,510.00	
Gas and Water (per dwelling)			925			£116,550.00	
Services Infrastructure			85799.25			£85,799.25	
<b>totals</b>						<b>£505,109.25</b>	<b>£505,109.25</b>

**PROFESSIONAL FEES**

<b>Professional Fees</b>					10.00%	£1,310,286.56	<b>£1,310,286.56</b>
<b>(not applied to Utilities or contingency costs)</b>							

**MARKETING AND LETTING**

Marketing			number of units	rate per unit			
			126	£500.00		£63,000.00	<b>£63,000.00</b>

**DISPOSAL FEES**

Sales Agent Fee					1.00%	£231,328.19	
Sales Legal Fee					0.50%	£115,664.09	

totals		<u>£346,992.28</u>	<b>£346,992.28</b>
<b>FINANCE</b>			
Multiple Finance Rates Used (see Assumptions)			
Land			
Construction	7.00%	£92,796.86	
Totals		<u>£92,796.86</u>	<b>£92,796.86</b>
<b>TOTAL COSTS</b>			<b>£19,084,575.51</b>
<b>PROFIT</b>			<b>£4,048,243.29</b>
Performance Measures			
Profit on Cost	25.00%		
Profit on GDV%	17.50%		



site **12 - Land off Nottingham Road (A610)**

units **126** area

**5.13**

**REVENUE**

Sales Valuation	percentage	# Units	m <sup>2</sup>	Rate m <sup>2</sup>	Gross Sales	adjusted	Net Sales
5 bed house	10%	13	145	£1,830.00	£3,343,410.00	100.00%	£3,343,410.00
4 bed house	30%	38	130	£1,830.00	£8,992,620.00	100.00%	£8,992,620.00
3 bed house	30%	38	93	£1,884.00	£6,623,013.60	100.00%	£6,623,013.60
2 bed house	0%	0	65	£1,884.00	£0.00	100.00%	£0.00
2 bed flat	0%	0	48	£1,938.00	£0.00	100.00%	£0.00
1 bed flat	0%	0	40	£1,991.00	£0.00	100.00%	£0.00
		0			£0.00		£0.00
2 bed house (Affordable Housing)	17%	21	65	£1,884.00	£2,623,093.20	35.00%	£918,082.62
2 bed flat (Affordable Housing)	5%	6	48	£1,938.00	£586,051.20	35.00%	£205,117.92
1 bed flat (Affordable Housing)	5%	6	40	£1,991.00	£501,732.00	35.00%	£175,606.20
2 bed house (Shared Ownership)	3%	4	65	£1,884.00	£462,898.80	65.00%	£300,884.22
		0			£0.00		£0.00
<b>Totals</b>		<b>126</b>			<b><u>£23,132,818.80</u></b>		<b><u>£20,558,734.56</u></b>

**£20,558,734.56**

**NET REALISATION**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price		<b>£1,293,951.33</b>
Stamp Duty	5.00%	£64,697.57
Agent Fee	1.00%	£12,939.51
Legal Fee	0.80%	£10,351.61
<b>totals</b>		<b><u>£1,381,940.02</u></b>

**CONSTRUCTION COSTS**

**Construction**

m<sup>2</sup> Rate m<sup>2</sup> Cost

5 bed house	10%	13	145	£969.00	£1,770,363.00	
4 bed house	30%	38	130	£969.00	£4,761,666.00	
3 bed house	30%	38	93	£1,023.00	£3,596,254.20	
2 bed house	0%	0	65	£1,023.00	£0.00	
2 bed flat	0%	0	48	£1,076.00	£0.00	
1 bed flat	0%	0	40	£1,076.00	£0.00	
	0	0%	0	0	£0.00	
2 bed house (Affordable Housing)	17%	21	65	£1,023.00	£1,424,322.90	
2 bed flat (Affordable Housing)	5%	6	48	£1,076.00	£325,382.40	
1 bed flat (Affordable Housing)	5%	6	40	£1,076.00	£271,152.00	
2 bed house (Shared Ownership)	3%	4	65	£1,023.00	£251,351.10	
	0	0%	0	0	£0.00	
<b>totals</b>			<b>126</b>		<b><u>£12,400,491.60</u></b>	<b>£12,400,491.60</b>
Contingency				3.00%	£372,014.75	
Primary Roads	metres/hecta	167	856.71		£488,324.70	
Secondary Roads	metres/hecta	56	287.28		£73,256.40	
Street Lighting	units	45.7596			£57,199.50	
<b>totals</b>					<b><u>£860,339.45</u></b>	<b>£860,339.45</b>
<b>Other Construction</b>						
Landscaping (per Hectare)		25000			£128,250.00	
Electricity (per dwelling)		1385			£174,510.00	
Gas and Water (per dwelling)		925			£116,550.00	
Services Infrastructure		85799.25			£85,799.25	
<b>totals</b>					<b><u>£505,109.25</u></b>	<b>£505,109.25</b>
<b>PROFESSIONAL FEES</b>						
<b>Professional Fees</b>				10.00%	£1,310,286.56	<b>£1,310,286.56</b>
<b>(not applied to Utilities or contingency costs)</b>						
<b>MARKETING AND LETTING</b>		number of units	rate per unit			
Marketing		126	£500.00		£63,000.00	<b>£63,000.00</b>
<b>DISPOSAL FEES</b>						
Sales Agent Fee				1.00%	£231,328.19	
Sales Legal Fee				0.50%	£115,664.09	

totals		<u>£346,992.28</u>	<b>£346,992.28</b>
<b>FINANCE</b>			
Multiple Finance Rates Used (see Assumptions)			
Land			
Construction	7.00%	£92,796.86	
Totals		<u>£92,796.86</u>	<b>£92,796.86</b>
<b>TOTAL COSTS</b>			<b>£16,960,956.01</b>
<b>PROFIT</b>			<b>£3,597,778.55</b>
Performance Measures			
Profit on Cost	25.00%		
Profit on GDV%	17.50%		

site **12 - Land off Nottingham Road (A610)**

units **126** area

**5.13**

**REVENUE**

Sales Valuation	percentage	# Units	m <sup>2</sup>	Rate m <sup>2</sup>	Gross Sales	adjusted	Net Sales
5 bed house	10%	13	145	£1,830.00	£3,343,410.00	100.00%	£3,343,410.00
4 bed house	30%	38	130	£1,830.00	£8,992,620.00	100.00%	£8,992,620.00
3 bed house	30%	38	93	£1,884.00	£6,623,013.60	100.00%	£6,623,013.60
2 bed house	5%	6	65	£1,884.00	£771,498.00	100.00%	£771,498.00
2 bed flat	0%	0	48	£1,938.00	£0.00	100.00%	£0.00
1 bed flat	0%	0	40	£1,991.00	£0.00	100.00%	£0.00
		0			£0.00		£0.00
2 bed house (Affordable Housing)	12%	15	65	£1,884.00	£1,851,595.20	35.00%	£648,058.32
2 bed flat (Affordable Housing)	5%	6	48	£1,938.00	£586,051.20	35.00%	£205,117.92
1 bed flat (Affordable Housing)	5%	6	40	£1,991.00	£501,732.00	35.00%	£175,606.20
2 bed house (Shared Ownership)	3%	4	65	£1,884.00	£462,898.80	65.00%	£300,884.22
		0			£0.00		£0.00
<b>Totals</b>		<b>126</b>			<b><u>£23,132,818.80</u></b>		<b><u>£21,060,208.26</u></b>

**NET REALISATION**

**£21,060,208.26**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price		<b>£1,681,325.68</b>	
Stamp Duty	5.00%	£84,066.28	
Agent Fee	1.00%	£16,813.26	
Legal Fee	0.80%	£13,450.61	
<b>totals</b>		<b><u>£1,795,655.82</u></b>	<b>£1,795,655.82</b>

**CONSTRUCTION COSTS**

**Construction**

m<sup>2</sup> Rate m<sup>2</sup> Cost

5 bed house		10%	13	145	£969.00	£1,770,363.00	
4 bed house		30%	38	130	£969.00	£4,761,666.00	
3 bed house		30%	38	93	£1,023.00	£3,596,254.20	
2 bed house		5%	6	65	£1,023.00	£418,918.50	
2 bed flat		0%	0	48	£1,076.00	£0.00	
1 bed flat		0%	0	40	£1,076.00	£0.00	
	0	0%	0	0		£0.00	
2 bed house (Affordable Housing)		12%	15	65	£1,023.00	£1,005,404.40	
2 bed flat (Affordable Housing)		5%	6	48	£1,076.00	£325,382.40	
1 bed flat (Affordable Housing)		5%	6	40	£1,076.00	£271,152.00	
2 bed house (Shared Ownership)		3%	4	65	£1,023.00	£251,351.10	
	0	0%	0	0		£0.00	
<b>totals</b>			<b>126</b>			<b><u>£12,400,491.60</u></b>	<b>£12,400,491.60</b>
<b>Contingency</b>					<b>3.00%</b>	<b>£372,014.75</b>	
Primary Roads	metres/hectare		167	856.71		£488,324.70	
Secondary Roads	metres/hectare		56	287.28		£73,256.40	
Street Lighting	units		45.7596			£57,199.50	
<b>totals</b>						<b><u>£860,339.45</u></b>	<b>£860,339.45</b>
<b>Other Construction</b>							
Landscaping (per Hectare)			25000			£128,250.00	
Electricity (per dwelling)			1385			£174,510.00	
Gas and Water (per dwelling)			925			£116,550.00	
Services Infrastructure			85799.25			£85,799.25	
<b>totals</b>						<b><u>£505,109.25</u></b>	<b>£505,109.25</b>
<b>PROFESSIONAL FEES</b>							
<b>Professional Fees</b>					<b>10.00%</b>	<b>£1,310,286.56</b>	<b>£1,310,286.56</b>
<b>(not applied to Utilities or contingency costs)</b>							
<b>MARKETING AND LETTING</b>			<b>number of units</b>	<b>rate per unit</b>			
Marketing			126	£500.00		£63,000.00	<b>£63,000.00</b>
<b>DISPOSAL FEES</b>							
Sales Agent Fee					<b>1.00%</b>	£231,328.19	
Sales Legal Fee					<b>0.50%</b>	£115,664.09	

totals			<u>£346,992.28</u>	<b>£346,992.28</b>
<b>FINANCE</b>				
Multiple Finance Rates Used (see Assumptions)				
Land				
Construction		7.00%	£92,796.86	
Totals			<u>£92,796.86</u>	<b>£92,796.86</b>
<b>TOTAL COSTS</b>				<b>£17,374,671.81</b>
<b>PROFIT</b>				<b>£3,685,536.45</b>
Performance Measures				
Profit on Cost		25.00%		
Profit on GDV%		17.50%		

site **15 - Former Butterley Brick Site**

units **110** area

**5.67**

**REVENUE**

Sales Valuation	percentage	# Units	m <sup>2</sup>	Rate m <sup>2</sup>	Gross Sales	adjusted	Net Sales
5 bed house	10%	11	145	£1,668.00	£2,660,460.00	100.00%	£2,660,460.00
4 bed house	30%	33	130	£1,668.00	£7,155,720.00	100.00%	£7,155,720.00
3 bed house	30%	33	93	£1,172.00	£3,596,868.00	100.00%	£3,596,868.00
2 bed house	20%	22	70	£1,172.00	£1,804,880.00	100.00%	£1,804,880.00
2 bed flat	5%	6	48	£1,830.00	£483,120.00	100.00%	£483,120.00
1 bed flat	5%	6	40	£1,830.00	£402,600.00	100.00%	£402,600.00
		0			£0.00		£0.00
		0			£0.00		£0.00
		0			£0.00		£0.00
		0			£0.00		£0.00
		0			£0.00		£0.00
		0			£0.00		£0.00
		0			£0.00		£0.00
Totals		110			<u>£16,103,648.00</u>		<u>£16,103,648.00</u> <b>£16,103,648.00</b>

**NET REALISATION**

**£16,103,648.00**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price		<b>-£1,410,473.37</b>	
Stamp Duty	5.00%	-£70,523.67	
Agent Fee	1.00%	-£14,104.73	
Legal Fee	0.80%	-£11,283.79	
totals		<u>-£1,506,385.56</u>	<b>-£1,506,385.56</b>

**CONSTRUCTION COSTS**

Construction m<sup>2</sup> Rate m<sup>2</sup> Cost

5 bed house		10%	11	145	£969.00	£1,545,555.00	
4 bed house		30%	33	130	£969.00	£4,157,010.00	
3 bed house		30%	33	93	£1,023.00	£3,139,587.00	
2 bed house		20%	22	70	£1,023.00	£1,575,420.00	
2 bed flat		5%	6	48	£1,076.00	£284,064.00	
1 bed flat		5%	6	40	£1,076.00	£236,720.00	
	0	0%	0	0		£0.00	
	0	0%	0	0		£0.00	
	0	0%	0	0		£0.00	
	0	0%	0	0		£0.00	
	0	0%	0	0		£0.00	
	0	0%	0	0		£0.00	
<b>totals</b>			<b>110</b>			<b><u>£10,938,356.00</u></b>	<b>£10,938,356.00</b>
Contingency					11.00%	£1,203,219.16	
Primary Roads	metres/hectare		167	946.89		£539,727.30	
Secondary Roads	metres/hectare		56	317.52		£80,967.60	
Street Lighting	units		50.5764			£63,220.50	
<b>totals</b>						<b><u>£1,742,946.46</u></b>	<b>£1,742,946.46</b>
<b>Other Construction</b>							
Landscaping (per Hectare)			25000			£141,750.00	
Electricity (per dwelling)			1385			£152,350.00	
Gas and Water (per dwelling)			925			£101,750.00	
Services Infrastructure			94830.75			£94,830.75	
<b>totals</b>						<b><u>£490,680.75</u></b>	<b>£490,680.75</b>
<b>PROFESSIONAL FEES</b>							
<b>Professional Fees</b>					10.00%	£1,171,466.41	<b>£1,171,466.41</b>
<b>(not applied to Utilities or contingency costs)</b>							
<b>MARKETING AND LETTING</b>							
Marketing			number of units	rate per unit			
			110	£1,000.00		£110,000.00	<b>£110,000.00</b>
<b>DISPOSAL FEES</b>							
Sales Agent Fee					1.00%	£161,036.48	
Sales Legal Fee					0.50%	£80,518.24	



totals		<u>£241,554.72</u>	<b>£241,554.72</b>
<b>FINANCE</b>			
Multiple Finance Rates Used (see Assumptions)			
Land			
Construction	7.00%	£96,890.82	
Totals		<u>£96,890.82</u>	<b>£96,890.82</b>
<b>TOTAL COSTS</b>			<b>£13,285,509.60</b>
<b>PROFIT</b>			<b>£2,818,138.40</b>
Performance Measures			
Profit on Cost	25.00%		
Profit on GDV%	17.50%		