

Home Farm, Deeping St Nicholas
H03-0161-17
South Holland District Council
DN-1314

Development Pro Forma
Prepared by CP Viability Ltd
ARGUS Software
November 20, 2025

PROJECT PRO FORMA**ARGUS SOFTWARE**

Home Farm, Deeping St Nicholas
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Project Pro Forma for Phase 1**Currency in £****REVENUE**

Sales Valuation	Units	Sales m ²	Rate m ²	Unit Price	Gross Sales
Open Market	119	10,226.00	3,131.07	269,061	32,018,300
TOTAL PROJECT REVENUE					32,018,300

DEVELOPMENT COSTS**ACQUISITION COSTS**

Residualized Price (5.70 Ha @ 163,813.92 /Hect)		933,739	933,739
SDLT		36,187	
Effective Land Transfer Tax Rate	3.88%		
Agent Fee	1.00%	9,337	
Legal Fee	0.50%	4,669	
			50,193

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Open Market	10,226.00	1,307.10	13,366,362
Contingency		3.00%	552,360
Garages			777,093
Abnormals (inc Community Centre)			3,357,253
			18,053,068

Externals

Plot Externals		4,268,547	
			4,268,547

PROFESSIONAL FEES

Professional fees		1,440,527	
			1,440,527

DISPOSAL FEES

Marketing & Sales	2.25%	720,412	
Legal fees	119.00 un	1,000.00 /un	119,000
			839,412

TOTAL COSTS BEFORE FINANCE**25,585,486****FINANCE**

Timescale	Duration	Commences
Pre-Construction	6	Nov 2025
Construction	22	May 2026
OM Sales	21	Jan 2027
Total Duration	35	

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Debit Rate 7.500%, Credit Rate 2.000% (Nominal)

Land	(120,713)
Construction	(430,891)
OM Sales	551,604
Other	829,605
Total Finance Cost	829,605

TOTAL COSTS**26,415,091****PROFIT****5,603,209****Performance Measures**

Profit on Cost%	21.21%
Profit on GDV%	17.50%
Profit on NDV%	17.50%