

Wignals Gate Holbeach - Sc1
South Holland Council
Sc1 - 100% affordable housing
DN-1366

Development Pro Forma
Prepared by CP Viability
ARGUS Software
May 8, 2026

PROJECT PRO FORMA**ARGUS SOFTWARE**

Wignals Gate Holbeach - Sc1
 South Holland Council
 Sc1 - 100% affordable housing

Project Pro Forma for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	mSales	Rate m²	Unit Price	Gross Sales
Affordable Rent	57	4,205.00	2,478.06	182,811	10,420,250

TOTAL PROJECT REVENUE**10,420,250****DEVELOPMENT COSTS****ACQUISITION COSTS**

Residualized Price (1.64 Ha @ 304,153.65 /Hect)		498,812	
			498,812
SDLT		14,441	
Effective Land Transfer Tax Rate	2.89%		
Agent Fee	1.00%	4,988	
Legal Fee	0.80%	3,990	
			23,419

CONSTRUCTION COSTS

Construction	mBuild	Rate m²	Cost
Affordable Rent	4,205.00	1,463.93	6,155,827
Contingency		3.00%	215,943
Part L & F	57.00 un	4,000.00 /un	228,000
Biodiversity Net Gain			68,883
Additional PV	57.00 un	1,900.00 /un	108,300
EV Charging	57.00 un	700.00 /un	39,900
Surface Water Pump			135,000
Ecology Bird / Bat			2,508
Remediation			24,900
Archaeology			16,750
Swales			9,000
Highways Upgrades			55,771
Piling			293,309
			7,354,091

Externals

Externals		1,042,272	
			1,042,272

PROFESSIONAL FEES

Professional fees		7.00%	535,023
			535,023

DISPOSAL FEES

Sales Legal Fee	57.00 un	500.00 /un	28,500
			28,500

TOTAL COSTS BEFORE FINANCE**9,482,117**

Wignals Gate Holbeach - Sc1
South Holland Council
Sc1 - 100% affordable housing

FINANCE

Timescale	Duration Commences	
Pre-Construction	3	Feb 2026
Construction	21	May 2026
Sale	15	Mar 2027
Total Duration	28	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Land	78,233	
Construction	234,685	
Total Finance Cost		312,918

TOTAL COSTS**9,795,035****PROFIT****625,215****Performance Measures**

Profit on Cost%	6.38%
Profit on GDV%	6.00%
Profit on NDV%	6.00%