

SUMMARY SHEET		BCIS Rates			
Land					2,915,000
VAT on land					0
Finder's/ Agency Fee on Land		Inc in fees			0
Stamp Duty		Non resi			135,250
Legal and Surveying Fees		Inc in fees			0
Planning - Residential		Inc in fees			0
Building Regs		184	No	Inc in fees	0
NHBC - Residential		184	No	Inc in fees	0
Using BCIS rates at 2Q25 prices, (based on Tender index £/m2 study), and rebased UK mean location to South Holland Region					
Unit Type Description	Plots	Unit	m2	Rate	Cost
3 bed Detached, bungalow	46	No	5920.0	1,469	8,696,480
3 bed Detached, house	36	No	4039.0	1,422	5,744,670
4 bed Detached, house	41	No	8795.0	1,422	12,509,129
5 bed Detached, house 2.5 storey	4	No	1024.0	1,422	1,456,435
2 bed Semi, house	20	No	1420.0	1,293	1,836,060
3 bed Semi, house	13	No	1144.0	1,293	1,479,192
4 bed Semi, house	2	No	197.4	1,293	255,238
2 bed Mid terrace, house	3	No	204.0	1,260	257,040
2 bed End terrace, house	6	No	408.0	1,260	514,080
2 bed Mid terrace, bungalow	1	No	64.0	1,457	93,248
2 bed End terrace, bungalow	2	No	128.0	1,457	186,496
1 bed Maisonette	10	No	520.0	1,438	747,760
	184		23863.4		33,775,828
Garages - double detached	29	No		20,000	580,000
Garages - double attached	58	No		18,000	1,044,000
Garages - double integral	11	No		15,000	165,000
Garages - single attached	10	No		12,500	125,000
Garages - single integral	19	No		10,000	190,000
					35,879,828
External Works			12.5%		4,484,978
Abnormal costs					4,286,557
S106 Costs (Contributions)					
Education		1.022	1,036,715.00		1,059,753
Health		1.022	95,460.00		97,581
Travel Plan		1.000	5,000.00		5,000
S106 Costs					-1,162,334
Inflation costs					0
Geographical Working					0
Contingency			3.0%		1,339,541
Fees			7.0%		3,125,595
VAT @ 0% of Build Cost					0
VAT @ 0% of Fees					0
Total Cost Before Financing Costs					52,166,750
Borrowing Cost All Units					
Using cashflow method					6,172,220
Bank Set-Up Cost - excluding land	49,251,750		0.00%		0
Initial Marketing Costs/Campaign			1.0% of Private Sales		557,714
Agent sales fees			1.5% of Private Sales		836,571
Legal fees on sales	139		£1,000 of Private Sales		139,000
RP Fees	45		£1,000 of Aff		45,000
TOTAL BUILD COST					59,917,254
GDV Private				55,771,391	
GDV Affordable				9,143,229	
Total GDV					64,914,620
Developer's Target Profit					
Market Value units	On GDV		17.5%		9,759,993
Affordable Value units	On GDV		6.0%		548,594
TOTAL COSTS (INC LAND VALUE AND DEVELOPER'S PROFIT)					70,225,841
Surplus/Deficit					-5,311,221

SCHEDULE OF UNITS											Present HPI 96.8		*Affordable adjusted to Market Values
Plot Number	Tenure	House Name	House Type	Garage Type	Unit Type Description	Area (m2)	Area (sq ft)	Value/sqft	Sale Value	Sales Date (2024)	HPI at date of Sales Value	HPI Adjusted Sales Value	Total Sale Value - Affordable*
1	MARKET	BEECH	Detached Bungalow	Double - attached	3 bed	135.00	1,453	299	£ 435,000.00		96.8	£ 435,000.00	
2	MARKET	HAWTHORN	Detached House	Double - attached	4 bed	260.00	2,799	232	£ 650,000.00		96.8	£ 650,000.00	
3	MARKET	ELM	Detached House	Double - detached	4 bed	282.00	3,035	181	£ 550,000.00		96.8	£ 550,000.00	
4	MARKET	FOXTAIL	Detached House - 2.5 storey	Double - detached	5 bed	256.00	2,756	214	£ 589,500.00		96.8	£ 589,500.00	
5	MARKET	ELM	Detached House	Double - detached	4 bed	282.00	3,035	197	£ 599,500.00		96.8	£ 599,500.00	
6	MARKET	FOXTAIL	Detached House - 2.5 storey	Double - detached	5 bed	256.00	2,756	214	£ 589,500.00		96.8	£ 589,500.00	
7	MARKET	MULBERRY	Detached House	Double - detached	4 bed	252.00	2,713	210	£ 570,000.00		96.8	£ 570,000.00	
8	MARKET	WILLOW	Detached House	Double - attached	4 bed	240.00	2,583	230	£ 595,000.00		96.8	£ 595,000.00	
9	MARKET	TULIP	Detached House	Double - integral	4 bed	177.00	1,905	253	£ 470,000.00	Jan-24	94.4	£ 481,949.15	
10	MARKET	PINE	Detached Bungalow	Double - detached	3 bed	105.00	1,130	305	£ 345,000.00		96.8	£ 345,000.00	
11	MARKET	PINE	Detached Bungalow	Double - detached	3 bed	105.00	1,130	310	£ 350,000.00		96.8	£ 350,000.00	
12	MARKET	ASPEN	Detached House	Double - detached	4 bed	214.00	2,303	206	£ 475,000.00		96.8	£ 475,000.00	
13	MARKET	ASPEN (H)	Detached House	Double - detached	4 bed	214.00	2,303	206	£ 475,000.00		96.8	£ 475,000.00	
14	MARKET	BLACKTHORN	Detached Bungalow	Double - attached	3 bed	129.00	1,389	315	£ 437,500.00		96.8	£ 437,500.00	
15	MARKET	BLACKTHORN	Detached Bungalow	Double - attached	3 bed	129.00	1,389	308	£ 427,500.00		96.8	£ 427,500.00	
16	MARKET	BLACKTHORN	Detached Bungalow	Double - attached	3 bed	129.00	1,389	308	£ 427,500.00		96.8	£ 427,500.00	
17	MARKET	TULIP	Detached House	Double - integral	4 bed	177.00	1,905	244	£ 465,000.00		96.8	£ 465,000.00	
18	MARKET	CHERRY (H)	Detached House	Single - attached	3 bed	131.00	1,410	241	£ 340,000.00		96.8	£ 340,000.00	
19	MARKET	CEDAR (H)	Detached House	Double - detached	4 bed	160.00	1,722	258	£ 445,000.00		96.8	£ 445,000.00	
20	MARKET	ALDER	Semi - detached - House	N/A	2 bed	73.00	786	254	£ 199,500.00		96.8	£ 199,500.00	
21	MARKET	ALDER	Semi - detached - House	N/A	2 bed	73.00	786	254	£ 199,500.00		96.8	£ 199,500.00	
22	MARKET	ALDER	Semi - detached - House	N/A	2 bed	73.00	786	254	£ 199,500.00		96.8	£ 199,500.00	
23	MARKET	ALDER	Semi - detached - House	N/A	2 bed	73.00	786	254	£ 199,500.00		96.8	£ 199,500.00	
24	MARKET	ALDER	Semi - detached - House	N/A	2 bed	73.00	786	254	£ 199,500.00		96.8	£ 199,500.00	
25	MARKET	ALDER	Semi - detached - House	N/A	2 bed	73.00	786	254	£ 199,500.00		96.8	£ 199,500.00	
26	MARKET	CHERRY	Detached House	Double - attached	3 bed	132.00	1,421	257	£ 365,000.00		96.8	£ 365,000.00	
27	MARKET	CHERRY	Detached House	Double - attached	3 bed	132.00	1,421	257	£ 365,000.00		96.8	£ 365,000.00	
28	AFFORDABLE	ACER	Semi - detached - House	N/A	3 bed	88.00	947	265			96.8	£ -	£ 250,702.37
29	AFFORDABLE	ACER	Semi - detached - House	N/A	3 bed	88.00	947	265			96.8	£ -	£ 250,702.37
30	AFFORDABLE	ASH	Semi - detached - House	N/A	2 bed	68.00	732	265			96.8	£ -	£ 193,724.56
31	AFFORDABLE	ASH	Semi - detached - House	N/A	2 bed	68.00	732	265			96.8	£ -	£ 193,724.56
32	AFFORDABLE	ACER	Semi - detached - House	N/A	3 bed	88.00	947	265			96.8	£ -	£ 250,702.37
33	AFFORDABLE	ACER	Semi - detached - House	N/A	3 bed	88.00	947	265			96.8	£ -	£ 250,702.37
34	AFFORDABLE	ACER	Semi - detached - House	N/A	3 bed	88.00	947	265			96.8	£ -	£ 250,702.37
35	MARKET	YEW	Detached House	Single - integral	3 bed	95.00	1,023	279	£ 285,000.00		96.8	£ 285,000.00	
36	MARKET	YEW	Detached House	Single - integral	3 bed	95.00	1,023	279	£ 285,000.00		96.8	£ 285,000.00	
37	MARKET	ALDER	Semi - detached - House	N/A	2 bed	73.00	786	248	£ 195,000.00		96.8	£ 195,000.00	
38	MARKET	ALDER	Semi - detached - House	N/A	2 bed	73.00	786	248	£ 195,000.00		96.8	£ 195,000.00	
39	MARKET	YEW	Detached House	Single - integral	3 bed	95.00	1,023	279	£ 285,000.00		96.8	£ 285,000.00	
40	MARKET	CHERRY	Detached House	Double - attached	3 bed	132.00	1,421	253	£ 360,000.00		96.8	£ 360,000.00	
41	MARKET	YEW	Detached House	Single - integral	3 bed	95.00	1,023	279	£ 285,000.00		96.8	£ 285,000.00	
42	MARKET	YEW	Detached House	Single - integral	3 bed	95.00	1,023	279	£ 285,000.00		96.8	£ 285,000.00	
43	MARKET	ALDER	Semi - detached - House	N/A	2 bed	73.00	786	248	£ 195,000.00		96.8	£ 195,000.00	
44	MARKET	ALDER	Semi - detached - House	N/A	2 bed	73.00	786	248	£ 195,000.00		96.8	£ 195,000.00	
45	MARKET	CEDAR	Detached House	Double - detached	4 bed	160.00	1,722	253	£ 435,000.00		96.8	£ 435,000.00	
46	MARKET	CHERRY (H)	Detached House	Single - attached	3 bed	131.00	1,410	234	£ 330,000.00		96.8	£ 330,000.00	
47	MARKET	BLACKTHORN	Detached Bungalow	Double - attached	3 bed	129.00	1,389	306	£ 425,000.00		96.8	£ 425,000.00	
48	MARKET	CHERRY	Detached House	Single - attached	3 bed	131.00	1,410	234	£ 330,000.00		96.8	£ 330,000.00	
49	MARKET	CHERRY	Detached House	Double - attached	3 bed	132.00	1,421	253	£ 360,000.00		96.8	£ 360,000.00	
50	AFFORDABLE	ACER	Semi - detached - House	N/A	3 bed	88.00	947	265			96.8	£ -	£ 250,702.37
51	AFFORDABLE	ACER	Semi - detached - House	N/A	3 bed	88.00	947	265			96.8	£ -	£ 250,702.37
52	AFFORDABLE	POPLAR	Maisonette	N/A	1 bed	52.00	560	265			96.8	£ -	£ 148,142.31
53	AFFORDABLE	POPLAR	Maisonette	N/A	1 bed	52.00	560	265			96.8	£ -	£ 148,142.31
54	AFFORDABLE	POPLAR	Maisonette	N/A	1 bed	52.00	560	265			96.8	£ -	£ 148,142.31
55	AFFORDABLE	POPLAR	Maisonette	N/A	1 bed	52.00	560	265			96.8	£ -	£ 148,142.31

184 Units, Brunswick Fields
Viability Appraisal
Schedule of Units



June 25

56	AFFORDABLE	POPLAR	Maisonette	N/A	1 bed	52.00	560	265			96.8	£	-	£	148,142.31
57	AFFORDABLE	POPLAR	Maisonette	N/A	1 bed	52.00	560	265			96.8	£	-	£	148,142.31
58	AFFORDABLE	POPLAR	Maisonette	N/A	1 bed	52.00	560	265			96.8	£	-	£	148,142.31
59	AFFORDABLE	POPLAR	Maisonette	N/A	1 bed	52.00	560	265			96.8	£	-	£	148,142.31
60	AFFORDABLE	POPLAR	Maisonette	N/A	1 bed	52.00	560	265			96.8	£	-	£	148,142.31
61	AFFORDABLE	POPLAR	Maisonette	N/A	1 bed	52.00	560	265			96.8	£	-	£	148,142.31
62	AFFORDABLE	ACER	Semi - detached - House	N/A	3 bed	88.00	947	265			96.8	£	-	£	250,702.37
63	AFFORDABLE	ACER	Semi - detached - House	N/A	3 bed	88.00	947	265			96.8	£	-	£	250,702.37
64	AFFORDABLE	ASH	Semi - detached - House	N/A	2 bed	68.00	732	265			96.8	£	-	£	193,724.56
65	AFFORDABLE	ASH	Semi - detached - House	N/A	2 bed	68.00	732	265			96.8	£	-	£	193,724.56
66	AFFORDABLE	ACER	Semi - detached - House	N/A	3 bed	88.00	947	265			96.8	£	-	£	250,702.37
67	AFFORDABLE	ACER	Semi - detached - House	N/A	3 bed	88.00	947	265			96.8	£	-	£	250,702.37
68	AFFORDABLE	ACER	Semi - detached - House	N/A	3 bed	88.00	947	265			96.8	£	-	£	250,702.37
69	AFFORDABLE	ACER	Semi - detached - House	N/A	3 bed	88.00	947	265			96.8	£	-	£	250,702.37
70	AFFORDABLE	CHESTNUT	End Terrace - bungalow	N/A	2 bed	64.00	689	265			96.8	£	-	£	182,328.99
71	AFFORDABLE	CHESTNUT	Mid Terrace - bungalow	N/A	2 bed	64.00	689	265			96.8	£	-	£	182,328.99
72	AFFORDABLE	CHESTNUT	End Terrace - bungalow	N/A	2 bed	64.00	689	265			96.8	£	-	£	182,328.99
73	AFFORDABLE	4 BED TYPE	Semi - detached - House	N/A	4 bed	98.70	1,062	265			96.8	£	-	£	281,185.49
74	AFFORDABLE	ASH	Semi - detached - House	N/A	2 bed	68.00	732	265			96.8	£	-	£	193,724.56
75	AFFORDABLE	ASH	Semi - detached - House	N/A	2 bed	68.00	732	265			96.8	£	-	£	193,724.56
76	AFFORDABLE	4 BED TYPE (H)	Semi - detached - House	N/A	4 bed	98.70	1,062	265			96.8	£	-	£	281,185.49
77	MARKET	ALDER	Semi - detached - House	N/A	2 bed	73.00	786	255	£	200,000.00	96.8	£	200,000.00		
78	MARKET	ALDER	Semi - detached - House	N/A	2 bed	73.00	786	255	£	200,000.00	96.8	£	200,000.00		
79	AFFORDABLE	ASH	End Terrace - House	N/A	2 bed	68.00	732	265			96.8	£	-	£	193,724.56
80	AFFORDABLE	ASH	Mid Terrace - House	N/A	2 bed	68.00	732	265			96.8	£	-	£	193,724.56
81	AFFORDABLE	ASH	End Terrace - House	N/A	2 bed	68.00	732	265			96.8	£	-	£	193,724.56
82	AFFORDABLE	ASH	End Terrace - House	N/A	2 bed	68.00	732	265			96.8	£	-	£	193,724.56
83	AFFORDABLE	ASH	Mid Terrace - House	N/A	2 bed	68.00	732	265			96.8	£	-	£	193,724.56
84	AFFORDABLE	ASH	End Terrace - House	N/A	2 bed	68.00	732	265			96.8	£	-	£	193,724.56
85	MARKET	TULIP	Detached House	Double - integral	4 bed	177.00	1,905	236	£	450,000.00	96.8	£	450,000.00		
86	AFFORDABLE	ASH	Semi - detached - House	N/A	2 bed	68.00	732	265			96.8	£	-	£	193,724.56
87	AFFORDABLE	ASH	Semi - detached - House	N/A	2 bed	68.00	732	265			96.8	£	-	£	193,724.56
88	AFFORDABLE	ASH	End Terrace - House	N/A	2 bed	68.00	732	265			96.8	£	-	£	193,724.56
89	AFFORDABLE	ASH	Mid Terrace - House	N/A	2 bed	68.00	732	265			96.8	£	-	£	193,724.56
90	AFFORDABLE	ASH	End Terrace - House	N/A	2 bed	68.00	732	265			96.8	£	-	£	193,724.56
91	MARKET	ELDER	Detached Bungalow	Double - attached	3 bed	126.00	1,356	273	£	350,000.00	Jul-24	91.6	£	369,869.00	
92	MARKET	ELDER (H)	Detached Bungalow	Double - attached	3 bed	126.00	1,356	276	£	375,000.00		96.8	£	375,000.00	
93	MARKET	ELDER	Detached Bungalow	Double - attached	3 bed	126.00	1,356	284	£	358,000.00	Jun-24	90.1	£	384,621.53	
94	MARKET	ELDER	Detached Bungalow	Double - attached	3 bed	126.00	1,356	281	£	360,000.00	Jul-24	91.6	£	380,436.68	
95	MARKET	ELDER	Detached Bungalow	Double - attached	3 bed	126.00	1,356	282	£	370,000.00	Aug-24	93.6	£	382,649.57	
96	MARKET	BLACKTHORN (H)	Detached Bungalow	Double - attached	3 bed	129.00	1,389	314	£	410,000.00	Apr-24	91.0	£	436,131.87	
97	MARKET	BEECH (H)	Detached Bungalow	Double - attached	3 bed	135.00	1,453	292	£	425,000.00		96.8	£	425,000.00	
98	MARKET	BLACKTHORN (H)	Detached Bungalow	Double - attached	3 bed	129.00	1,389	302	£	420,000.00		96.8	£	420,000.00	
99	MARKET	BLACKTHORN	Detached Bungalow	Double - attached	3 bed	129.00	1,389	302	£	420,000.00		96.8	£	420,000.00	
100	MARKET	BEECH	Detached Bungalow	Double - attached	3 bed	135.00	1,453	292	£	425,000.00		96.8	£	425,000.00	
101	MARKET	BLACKTHORN	Detached Bungalow	Double - attached	3 bed	129.00	1,389	302	£	420,000.00		96.8	£	420,000.00	
102	MARKET	BEECH	Detached Bungalow	Double - attached	3 bed	135.00	1,453	292	£	425,000.00		96.8	£	425,000.00	
103	MARKET	BLACKTHORN (H)	Detached Bungalow	Double - attached	3 bed	129.00	1,389	302	£	420,000.00		96.8	£	420,000.00	
104	MARKET	BLACKTHORN	Detached Bungalow	Double - attached	3 bed	129.00	1,389	302	£	420,000.00		96.8	£	420,000.00	
105	MARKET	BLACKTHORN (H)	Detached Bungalow	Double - attached	3 bed	129.00	1,389	302	£	420,000.00		96.8	£	420,000.00	
106	MARKET	BLACKTHORN	Detached Bungalow	Double - attached	3 bed	129.00	1,389	302	£	420,000.00		96.8	£	420,000.00	
107	MARKET	BLACKTHORN	Detached Bungalow	Double - attached	3 bed	129.00	1,389	302	£	420,000.00		96.8	£	420,000.00	
108	MARKET	BLACKTHORN (H)	Detached Bungalow	Double - attached	3 bed	129.00	1,389	304	£	420,000.00	Dec-24	96.4	£	421,742.74	
109	MARKET	CHERRY	Detached House	Double - attached	3 bed	132.00	1,421	249	£	335,000.00	Jul-24	91.6	£	354,017.47	
110	MARKET	YEW	Detached House	Single - integral	3 bed	95.00	1,023	257	£	250,000.00	Mar-24	92.2	£	262,472.89	
111	MARKET	YEW	Detached House	Single - integral	3 bed	95.00	1,023	259	£	265,000.00		96.8	£	265,000.00	
112	MARKET	WILLOW	Detached House	Double - attached	4 bed	240.00	2,583	219	£	565,000.00		96.8	£	565,000.00	
113	MARKET	YEW	Detached House	Single - integral	3 bed	95.00	1,023	259	£	265,000.00		96.8	£	265,000.00	
114	MARKET	YEW	Detached House	Single - integral	3 bed	95.00	1,023	259	£	265,000.00		96.8	£	265,000.00	
115	MARKET	CHERRY (H)	Detached House	Double - attached	3 bed	132.00	1,421	236	£	335,000.00		96.8	£	335,000.00	

184 Units, Brunswick Fields
Viability Appraisal
Schedule of Units



June 25

116	MARKET	BLACKTHORN	Detached Bungalow	Double - attached	3 bed	129.00	1,389	302	£	420,000.00		96.8	£	420,000.00	
117	MARKET	BLACKTHORN	Detached Bungalow	Double - attached	3 bed	129.00	1,389	302	£	420,000.00		96.8	£	420,000.00	
118	MARKET	BEECH	Detached Bungalow	Double - attached	3 bed	135.00	1,453	299	£	435,000.00		96.8	£	435,000.00	
119	MARKET	BLACKTHORN	Detached Bungalow	Double - attached	3 bed	129.00	1,389	302	£	420,000.00		96.8	£	420,000.00	
120	MARKET	TULIP (H)	Detached House	Double -integral	4 bed	177.00	1,905	236	£	450,000.00		96.8	£	450,000.00	
121	MARKET	CHERRY	Detached House	Single - attached	3 bed	131.00	1,410	230	£	325,000.00		96.8	£	325,000.00	
122	MARKET	CHERRY (H)	Detached House	Single - attached	3 bed	131.00	1,410	230	£	325,000.00		96.8	£	325,000.00	
123	MARKET	CEDAR (H)	Detached House	Double - detached	4 bed	160.00	1,722	253	£	435,000.00		96.8	£	435,000.00	
124	MARKET	CEDAR (H)	Detached House	Double - detached	4 bed	160.00	1,722	253	£	435,000.00		96.8	£	435,000.00	
125	MARKET	TULIP (H)	Detached House	Double -integral	4 bed	177.00	1,905	236	£	450,000.00		96.8	£	450,000.00	
126	MARKET	YEW	Detached House	Single - integral	3 bed	95.00	1,023	259	£	265,000.00		96.8	£	265,000.00	
127	MARKET	YEW	Detached House	Single - integral	3 bed	95.00	1,023	259	£	265,000.00		96.8	£	265,000.00	
128	MARKET	CEDAR (H)	Detached House	Double - detached	4 bed	160.00	1,722	253	£	435,000.00		96.8	£	435,000.00	
129	MARKET	TULIP (H)	Detached House	Double -integral	4 bed	177.00	1,905	236	£	450,000.00		96.8	£	450,000.00	
130	MARKET	ASPEN (H)	Detached House	Double - detached	4 bed	214.00	2,303	206	£	475,000.00		96.8	£	475,000.00	
131	MARKET	CHERRY	Detached House	Double - attached	3 bed	132.00	1,421	236	£	335,000.00		96.8	£	335,000.00	
132	MARKET	BEECH (H)	Detached Bungalow	Double - attached	3 bed	135.00	1,453	299	£	435,000.00		96.8	£	435,000.00	
133	MARKET	BEECH	Detached Bungalow	Double - attached	3 bed	135.00	1,453	299	£	435,000.00		96.8	£	435,000.00	
134	MARKET	CEDAR (H)	Detached House	Double - detached	4 bed	160.00	1,722	253	£	435,000.00		96.8	£	435,000.00	
135	MARKET	FOXTAIL (H)	Detached House - 2.5 storey	Double - detached	5 bed	256.00	2,756	209	£	575,000.00		96.8	£	575,000.00	
136	MARKET	CHERRY (H)	Detached House	Single - attached	3 bed	131.00	1,410	230	£	325,000.00		96.8	£	325,000.00	
137	MARKET	CHERRY (H)	Detached House	Single - attached	3 bed	131.00	1,410	230	£	325,000.00		96.8	£	325,000.00	
138	MARKET	YEW (H)	Detached House	Single - integral	3 bed	95.00	1,023	259	£	265,000.00		96.8	£	265,000.00	
139	MARKET	WILLOW	Detached House	Double - attached	4 bed	240.00	2,583	223	£	575,000.00		96.8	£	575,000.00	
140	MARKET	ASPEN (H)	Detached House	Double - detached	4 bed	214.00	2,303	206	£	475,000.00		96.8	£	475,000.00	
141	MARKET	HAWTHORN	Detached House	Double - attached	4 bed	260.00	2,799	223	£	625,000.00		96.8	£	625,000.00	
142	MARKET	MULBERRY	Detached House	Double - detached	4 bed	252.00	2,713	203	£	550,000.00		96.8	£	550,000.00	
143	MARKET	HAWTHORN	Detached House	Double - detached	4 bed	260.00	2,799	223	£	625,000.00		96.8	£	625,000.00	
144	MARKET	MULBERRY (H)	Detached House	Double - detached	4 bed	252.00	2,713	203	£	550,000.00		96.8	£	550,000.00	
145	MARKET	ELM	Detached House	Double - detached	4 bed	282.00	3,035	181	£	550,000.00		96.8	£	550,000.00	
146	MARKET	WILLOW (H)	Detached House	Double - attached	4 bed	240.00	2,583	223	£	575,000.00		96.8	£	575,000.00	
147	MARKET	ELM	Detached House	Double - detached	4 bed	282.00	3,035	181	£	550,000.00		96.8	£	550,000.00	
148	MARKET	TULIP	Detached House	Double -integral	4 bed	177.00	1,905	236	£	450,000.00		96.8	£	450,000.00	
149	MARKET	TULIP (H)	Detached House	Double -integral	4 bed	177.00	1,905	236	£	450,000.00		96.8	£	450,000.00	
150	MARKET	ASPEN	Detached House	Double - attached	4 bed	214.00	2,303	206	£	475,000.00		96.8	£	475,000.00	
151	MARKET	CEDAR	Detached House	Double - detached	4 bed	160.00	1,722	253	£	435,000.00		96.8	£	435,000.00	
152	MARKET	TULIP	Detached House	Double -integral	4 bed	177.00	1,905	236	£	450,000.00		96.8	£	450,000.00	
153	MARKET	YEW (H)	Detached House	Single - integral	3 bed	95.00	1,023	259	£	265,000.00		96.8	£	265,000.00	
154	MARKET	YEW (H)	Detached House	Single - integral	3 bed	95.00	1,023	259	£	265,000.00		96.8	£	265,000.00	
155	MARKET	YEW (H)	Detached House	Single - integral	3 bed	95.00	1,023	259	£	265,000.00		96.8	£	265,000.00	
156	MARKET	CHERRY (H)	Detached House	Single - attached	3 bed	131.00	1,410	230	£	325,000.00		96.8	£	325,000.00	
157	MARKET	TULIP (H)	Detached House	Double -integral	4 bed	177.00	1,905	236	£	450,000.00		96.8	£	450,000.00	
158	MARKET	CHERRY (H)	Detached House	Single - attached	3 bed	131.00	1,410	230	£	325,000.00		96.8	£	325,000.00	
159	MARKET	CHERRY (H)	Detached House	Single - attached	3 bed	131.00	1,410	230	£	325,000.00		96.8	£	325,000.00	
160	MARKET	ELM	Detached House	Double - detached	4 bed	282.00	3,035	181	£	550,000.00		96.8	£	550,000.00	
161	MARKET	HAWTHORN	Detached House	Double - attached	4 bed	260.00	2,799	223	£	625,000.00		96.8	£	625,000.00	
162	MARKET	WILLOW	Detached House	Double - attached	4 bed	240.00	2,583	219	£	565,000.00		96.8	£	565,000.00	
163	MARKET	TULIP (H)	Detached House	Double -integral	4 bed	177.00	1,905	236	£	450,000.00		96.8	£	450,000.00	
164	MARKET	FOXTAIL (H)	Detached House - 2.5 storey	Double - detached	5 bed	256.00	2,756	214	£	589,500.00		96.8	£	589,500.00	
165	MARKET	YEW (H)	Detached House	Single - integral	3 bed	95.00	1,023	259	£	265,000.00		96.8	£	265,000.00	
166	MARKET	YEW (H)	Detached House	Single - integral	3 bed	95.00	1,023	259	£	265,000.00		96.8	£	265,000.00	
167	MARKET	YEW (H)	Detached House	Single - integral	3 bed	95.00	1,023	259	£	265,000.00		96.8	£	265,000.00	
168	MARKET	YEW (H)	Detached House	Single - integral	3 bed	95.00	1,023	259	£	265,000.00		96.8	£	265,000.00	
169	MARKET	BLACKTHORN	Detached Bungalow	Double - attached	3 bed	129.00	1,389	313	£	435,000.00		96.8	£	435,000.00	
170	MARKET	BLACKTHORN	Detached Bungalow	Double - attached	3 bed	129.00	1,389	313	£	435,000.00		96.8	£	435,000.00	
171	MARKET	BLACKTHORN (H)	Detached Bungalow	Double - attached	3 bed	129.00	1,389	313	£	435,000.00		96.8	£	435,000.00	
172	MARKET	BLACKTHORN (H)	Detached Bungalow	Double - attached	3 bed	129.00	1,389	313	£	435,000.00		96.8	£	435,000.00	
173	MARKET	BLACKTHORN	Detached Bungalow	Double - attached	3 bed	129.00	1,389	313	£	435,000.00		96.8	£	435,000.00	
174	MARKET	BLACKTHORN	Detached Bungalow	Double - attached	3 bed	129.00	1,389	313	£	435,000.00		96.8	£	435,000.00	
175	MARKET	BEECH (H)	Detached Bungalow	Double - attached	3 bed	135.00	1,453	292	£	425,000.00		96.8	£	425,000.00	

184 Units, Brunswick Fields
Viability Appraisal
Schedule of Units



June 25

176	MARKET	BLACKTHORN	Detached Bungalow	Double - attached	3 bed	129.00	1,389	313	£ 435,000.00		96.8	£ 435,000.00	
177	MARKET	BLACKTHORN (H)	Detached Bungalow	Double - attached	3 bed	129.00	1,389	317	£ 440,000.00		96.8	£ 440,000.00	
178	MARKET	BEECH	Detached Bungalow	Double - attached	3 bed	135.00	1,453	292	£ 425,000.00		96.8	£ 425,000.00	
179	MARKET	BLACKTHORN	Detached Bungalow	Double - attached	3 bed	129.00	1,389	313	£ 435,000.00		96.8	£ 435,000.00	
180	MARKET	MULBERRY (H)	Detached House	Double - detached	4 bed	252.00	2,713	230	£ 625,000.00		96.8	£ 625,000.00	
181	MARKET	BLACKTHORN	Detached Bungalow	Double - detached	3 bed	129.00	1,389	313	£ 435,000.00		96.8	£ 435,000.00	
182	MARKET	ELDER	Detached Bungalow	Double - detached	3 bed	118.00	1,270	295	£ 375,000.00		96.8	£ 375,000.00	
183	MARKET	BLACKTHORN	Detached Bungalow	Double - attached	3 bed	129.00	1,389	313	£ 435,000.00		96.8	£ 435,000.00	
184	MARKET	BEECH	Detached Bungalow	Double - attached	3 bed	135.00	1,453	299	£ 435,000.00		96.8	£ 435,000.00	
23,863.40 (exc Circ)									£ 55,620,500.00			£ 55,771,390.89	£ 9,143,229.25

CASHFLOW ASSUMPTIONS							
Land Costs (& Bank Set Up):		3,050,250.00		Sales Revenue:		64,914,620.14	
Infrastructure cost		2,500,000.00		Units:		184	
Construction Costs:		46,616,499.71		Avg Unit Value:		352,796.85	
Construction Period:		84 months		Sale numbers per month:		2.56	
Avg Cost per month		554,958.33		Avg Value per month:		901,591.95	
Finance Rate		9.00% pa		Months of Sales		72	
Credit Rate		4.0% pa		(First sales complete after 12 months, plus 3 months sales period. Final sale after 84 months, plus 3 months sales period)			