Little London
Long Sutton
Viability appraisal
DN-1126

Development Pro Forma
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Project Pro Forma for Phase 1

Currency in £

REVENUE

Sales Valuation	**Units**	**m²**	**Sales Rate m²**	**Unit Price**	**Gross Sales**
Market Value	66	8,640.00	2,598.90	340,220	22,454,500
Affordable	57	4,338.00	1,986.02	151,146	8,615,342
Totals	**123**	**12,978.00**			**31,069,842**

TOTAL PROJECT REVENUE	**31,069,842**

DEVELOPMENT COSTS

ACQUISITION COSTS

Residualized Price (6.27 Ha @ 175,546.14 /Hect)		1,100,674	
			1,100,674
SDLT		44,534	
Effective Land Transfer Tax Rate	4.05%		
Agent Fee	1.00%	11,007	
Legal Fee	0.80%	8,805	
			64,346

CONSTRUCTION COSTS

Construction	**m²**	**Build Rate m²**	**Cost**	
Market Value	8,640.00	1,263.59	10,917,418	
Affordable	4,338.00	1,263.59	5,481,453	
Totals	**12,978.00 m²**		**16,398,871**	
Contingency		3.00%	600,659	
Garages			831,000	
Air Source Heat Pumps	123.00 un	4,500.00 /un	553,500	
Vehicle Charging Points	123.00 un	690.00 /un	84,870	
Abnormals			1,881,926	
S106 'pot'			390,000	
				20,740,826
Externals				
Plot externals		12.50%	2,153,734	
				2,153,734

PROFESSIONAL FEES

Professional fees	7.00%	1,401,538	
			1,401,538

DISPOSAL FEES

Market Value - sale fees		2.50%	561,362	
Legals	123.00 un	1,000.00 /un	123,000	
				684,362

TOTAL COSTS BEFORE FINANCE	**26,145,481**

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FINANCE

Timescale	**Duration**	**Commences**
Pre-Construction	6	Dec 2024
Construction	48	Jun 2025
Sale	42	Feb 2026
Total Duration	56	

Debit Rate 9.00%, Credit Rate 0.00% (Nominal)

Total Finance Cost	478,248
TOTAL COSTS	**26,623,729**
PROFIT	
	4,446,113

Performance Measures

Profit on Cost%	16.70%
Profit on GDV%	14.31%
Profit on NDV%	14.31%