Little London, Long Sutton
Without prejudice
Viability appraisal - updated
DN-1160

Development Pro Forma
Prepared by David Newham MRICS
ARGUS Software
January 29, 2025

Little London, Long Sutton
Without prejudice
Viability appraisal - updated

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 @ 175,278.33 /Hect)		1,098,995	
			1,098,995
SDLT		44,450	
Effective Land Transfer Tax Rate	4.04%		
Agent Fee	1.00%	10,990	
Legal Fee	0.80%	8,792	
			64,232

CONSTRUCTION COSTS

Construction	**m²**	**Build Rate m²**	**Cost**	
Market Value	8,640.00	1,274.57	11,012,285	
Affordable	4,338.00	1,274.57	5,529,085	
Totals	**12,978.00 m²**		**16,541,369**	
Contingency		3.00%	605,469	
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	
Piling			565,000	
Raising levels - 2 storey housing			339,000	
Raising levels - bungalows			55,000	
Raising levels - externals			446,076	
Other abnormals			476,850	
S106 'pot'			160,000	
				20,658,134

Externals

Plot externals	12.50%	2,171,546	
			2,171,546

PROFESSIONAL FEES

Professional fees	7.00%	1,412,760	
			1,412,760

DISPOSAL FEES

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

Little London, Long Sutton
Without prejudice
Viability appraisal - updated

			684,362
TOTAL COSTS BEFORE FINANCE			**26,090,030**
FINANCE			
Timescale	**Duration**	**Commences**	
Pre-Construction	9	Dec 2024	
Construction	48	Sep 2025	
Sale	42	May 2026	
Total Duration	59		
Debit Rate 9.00%, Credit Rate 0.00% (Nominal)			
Total Finance Cost			533,727
TOTAL COSTS			**26,623,757**
PROFIT			
			4,446,085
Performance Measures			
Profit on Cost%		16.70%	
Profit on GDV%		14.31%	
Profit on NDV%		14.31%	