36 Lime Walk
Long Sutton
Viability appraisal
DN-1034

Development Pro Forma
Prepared by David Newham MRICS
ARGUS Software
December 15, 2024

36 Lime Walk
Long Sutton
Viability appraisal

Project Pro Forma for Phase 1

Currency in £

REVENUE

Sales Valuation	**Units**	**m²**	**Sales Rate m²**	**Unit Price**	**Gross Sales**
Market Value	63	5,996.00	2,830.89	269,429	16,974,000
Affordable Rent	4	300.00	1,451.19	108,839	435,357
Intermediate	3	249.00	1,774.79	147,307	441,922
Totals	**70**	**6,545.00**			**17,851,280**

TOTAL PROJECT REVENUE	**17,851,280**

DEVELOPMENT COSTS

ACQUISITION COSTS

Residualized Price (2.24 Ha @ 200,008.64 /Hect)		448,019	
			448,019
SDLT		11,901	
Effective Land Transfer Tax Rate	2.66%		
Agent Fee	1.00%	4,480	
Legal Fee	0.80%	3,584	
			19,965

CONSTRUCTION COSTS

Construction	**m²**	**Build Rate m²**	**Cost**	
Market Value	5,996.00	1,253.00	7,512,988	
Affordable Rent	300.00	1,253.00	375,900	
Intermediate	249.00	1,253.00	311,997	
Totals	**6,545.00 m²**		**8,200,885**	
Contingency		3.00%	334,329	
Part L & F	70.00 un	4,000.00 /un	280,000	
Garages			596,000	
Abnormals			826,479	
Education primary			135,994	
Education secondary			200,839	
Education 6th Form			43,563	
Health			46,200	
				10,664,289
Externals				
Externals			2,067,417	
				2,067,417

PROFESSIONAL FEES

Professional fees	6.00%	668,658	
			668,658

DISPOSAL FEES

Sales Agent Fee	3.00%	509,220	
Market Value legals	63.00 un	750.00 /un	47,250

36 Lime Walk
Long Sutton
Viability appraisal

Affordable legals		10,000	
			566,470
TOTAL COSTS BEFORE FINANCE			**14,434,819**

FINANCE

Timescale	**Duration**	**Commences**
Construction	24	Dec 2024
Sale	21	Aug 2025
Total Duration	29	

Debit Rate 8.50%, Credit Rate 4.00% (Nominal)

Total Finance Cost		394,237
TOTAL COSTS		**14,829,056**
PROFIT		
		3,022,224

Performance Measures

Profit on Cost%	20.38%
Profit on GDV%	16.93%
Profit on NDV%	16.93%