MAXEY GROUNDS

VIABILITY ASSESSMENT

OF

DEVELOPMENT SITE
LIME WALK
LONG SUTTON
PE12 9JQ

FOR

STINDERS HOMES

ASSESSMENT DATE

4th JUNE 2024

BY

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MAXEY GROUNDS

NON-TECHNICAL SUMMARY

This is a financial viability assessment to establish the viability of a proposed scheme for residential development at a site at Lime Walk Long Sutton PE12 9JQ. The initial assessment appraises the scheme, being a total of 70 units with 25% affordable housing units (18) plus estimated S106 cash contributions of £394003. The scheme has approved consent, and this viability assessment is for the purposes of supporting an application for variation of the S106 agreement. We have also appraised the alternative scenario of no affordable housing or S106 cash contributions.

The gross development value (GDV) is calculated using market evidence from newbuild residential sites in and around Long Sutton. The subject site has evidence of current asking prices and incentives on some house types, which we have had regard to. We have adjusted figures obtained as asking prices from other sites given the significant level of current sales incentives on most sites. As such, values of between £1970 per m^2 and £2,629 per m^2 have been adopted for houses giving market sale values of between £155000 and £400,000 for the various units, which reflect the market for the various types of dwelling.

A basic build cost of £1,336 per m^2 has been adopted for the houses currently being built, which is the BCIS figure for general estate housing using a midpoint between the lower quartile and median figures for the area, backdated to October 2023 when construction commenced for the site. We have adjusted build cost for elements not included within BCIS figure primarily relating to enhanced foundations, raised floor levels and Building Regulation Part L & F adjustments. This has been adjusted by a site wide addition based on detailed costing and bills of quantities provided to us by the client.

The Clients have provided information regarding anticipated infrastructure on the site. Roads and drainage are significantly above our normal benchmark figures, largely because of the need to raise levels on site to the road, provide significant surface water attenuation via both ponds and underground storage and permeable roadways to part, a pumping station for foul sewerage and a IDB drain crossing / bridge to the primary access. The costs for site set up, landscaping provision, external works to plots, and garages have been provided on the basis of costs actually incurred or estimated on the basis of the development sites in the area.

Road construction costs are within the figures our client has supplied in detail. All have been sense test against benchmark levels having regard to the abnormal conditions on this site.

£3,000 per plot has been adopted for plot specific external works, this includes patio, turf and fencing.

Other costs adopted, including 8% for Design & Professional Fees, 2.5% Contingency, 3% for marketing, £750 for legals on sale and an interest rate of 7.5%, with 4% credit balance allowance have all been previously accepted on sites in this area.

A profit level of 17.5% has been adopted for market units and 6% for affordable housing, which is considered to be the minimum level of profit a developer would accept to undertake this scheme.

As required under NPPF and PPG, we have adopted the Existing Use Value (EUV) + Premium approach to land value. The proposals comprise an enhanced area of open space because of flood risk constraints, and a differential value has been adopted for the area utilised for dwellings, road, attenuation and essential POS, and the additional amenity areas. An EUV for the land of £25,000 per gross hectare has been adopted which is Grade 1 agricultural value. To this, a premium of £250,000 per gross hectare has been added for the proposed development land and £25000 per Ha for additional amenity areas, a basis that has been accepted elsewhere in South Holland and is deemed a sufficient sum to bring the land forward for development. This gives an overall BLV of £616,000 for the 2.24 ha site. A fee of £160,000 is being charged by the IDB for consent to access across the IDB drain. We have adopted the position that this is part of the site acquisition costs and so have not taken this cost into account given the Benchmark Land Value approach that is appropriate for land cost.

Using the Homes & Communities Agency Development Appraisal Tool (HCA DAT) spreadsheet, we have inputted the land value, calculated GDV and deducted all costs for the development to establish the viability of the scheme. The results are as follows:

Scheme	Surplus/Deficit
70 Units with 25% affordable housing plus S106 cash contributions of £394,003	-£4,631,696
70 Units with no affordable housing or cash s106 contribution	-£3,425,714

We have conducted a sensitivity analysis which shows variations of the scheme with 70 units with 25% affordable housing and £394,003 S106 contributions, the results of this are outlined further in the report, but our overall conclusions are as follows.

A full policy-compliant scheme for a site of 70 units with 25% affordable housing plus S106 cash contributions of £394,003 is clearly not viable with a financial **deficit** (present value) of £4,631,696 once land cost, construction and other costs have been deducted from GDV. With no cash contributions or affordable housing, the **deficit** reduces to £3,425,714.

As such, the site clearly cannot support contributions on the basis of the provision of affordable housing and S106 cash contributions from South Holland District Council. The viability of the site is challenging, with significant levels of abnormal and additional costs,

even with no contributions and will only be deliverable if the Developer is prepared to accept a reduced level of return.

INSTRUCTIONS

We refer to instructions from Mr S. Percival of H A Architectural Services on behalf of Stinders Homes to provide a Financial Viability Assessment (FVA) for the site on our standard Conditions of Instructions Letter and Standard FVA Conditions of Engagement & Terms of Business, a copy of which is in Appendix I of this Report.

Client

This report has been prepared for Stinders Homes.

Purpose of FVA

This FVA is required to establish the viability of development of the site having regard to the requirements for affordable housing and potential other section 106 planning requirements that might be imposed in connection with a planning application that will be submitted for residential development.

Asset to be Appraised

The appraisal is of a development site known as Land at Lime Walk Long Sutton PE12 9JQ.

Scheme-Specific FVA

This FVA is in relation to providing a response to the issue of viability on a site-specific scheme. We have made previous objections on behalf of clients during the consultation process and examination in public during the previous and emerging local plan preparation, and on site-specific schemes under the current local plan. We have not provided any advice to the Local Planning Authority.

Interest in the Property

This FVA is conducted on the basis that the land it refers to is owned freehold with vacant possession.

Classification of Property

The property is proposed to be developed by Stinders Homes with 70 residential properties. This assessment adopts current standard planning policy requirements in assessing the viability of the scheme to meet policy level affordable housing and S106 contributions that are required under the existing S106 agreement for the site.

RICS Guidance/Professional Statements

In preparing this FVA, the Valuer has acted in accordance with the RICS Professional Statement Financial Viability in Planning: Conduct and Reporting 1st Edition, May 2019. The Valuer has acted with objectively, impartially, without interference and with reference to all appropriate available sources of information.

Although FVA work is outside the scope of the RICS Valuation – Global Standards 2022, any valuation utilised in the appraisal has been prepared in accordance with RICS Valuation – Global Standards 2022 incorporating the International Valuation Standards. Furthermore, this FVA has been undertaken in accordance with the requirements of PS2 (Ethics, Competency, Objectivity and Disclosures) of the RICS Valuation – Global Standards 2022.

Bases of Value

All valuations provided within this report are on the basis **Market Value**, defined by the RICS Valuation – Global Standards 2022 as: "The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion".

The Benchmark Land Value (BLV) has been considered on the basis of Existing Use Value (EUV) plus a Premium. EUV has been established using comparable evidence. We have also had regard to market evidence of from the sales of development land, of evidence of where the minimum premium level lies in land being deliverable, and recent Planning Appeal case law on appropriate levels of Premium, as appropriate.

Appraisal Date

The appraisal and any valuations provided within this report are as at 4th June 2024, although the HCA DAT model is recorded as being as at 01/09/2023 because the model perameters require it to be dated prior to any work on the site being undertaken. As the assessment is of a partially built site started in October 2023, in this way past work is taken into account in cash flow terms.

Identity of Valuer

The appraisal has been undertaken by J R Maxey MA (Cantab) FRICS FAAV.

Material Involvement

Neither Maxey Grounds & Co LLP nor the named Valuer has any conflict of interest in preparing this appraisal. We have previously undertaken similar reports for the client.

Status of the Valuer

The appraisal has been prepared by a corporate member of the Royal Institution of Chartered Surveyors who is also a member of the RICS Valuer Registration Scheme, acting as an Engaged Valuer.

Currency

The appraisal and any valuations within are reported in pounds sterling (£).

Fee

In accepting these instructions, no performance-related or contingent fees have been agreed.

Assumptions and Caveats

1. In making this report, Maxey Grounds & Co LLP has met the relevant requirements of the RICS Financial Viability in Planning: Conduct and Reporting 1st Edition, May 2019 and any valuations within this appraisal have been carried out in accordance with the RICS Valuation – Global Standards 2022 incorporating the International Valuation Standards and that, unless otherwise stated, have made the following assumptions which Maxey Grounds & Co LLP is under no duty to verify:

a) that no high alumina cement, concrete or calcium chloride additive or other potentially deleterious or hazardous materials or techniques were used in the construction of the property or have since been incorporated;

b) that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings and that good title can be shown;

c) that the property and its value are unaffected by any matters which would be revealed by a local search and replies to the usual enquiries, or by any statutory notice, and that neither the property, nor its condition, nor its use, nor its intended use are or will be unlawful;

d) that inspection of those parts which have not been inspected would neither reveal material defects nor cause Maxey Grounds & Co LLP to alter the appraisal materially;

e) that no formal environmental assessment will be provided and that no contaminative or potentially contaminative uses have ever been carried out on the property and that there is no potential for contamination of the subject property from past or present uses of the property or from any neighbouring property. The report will not identify the existence of contamination but in the Surveyor's visual inspection concludes that there may be material contamination the Valuer will report that further investigation is required.

2. In arriving at our conclusions, no allowance has been made for costs of acquisition or realisation, nor any VAT, Capital Gains Tax, nor any other tax, nor similar liability or claimable allowances which might arise on the sale of the property.

3. In arriving at our conclusions, no allowance has been made for personal goodwill, removable fittings, loose furniture or equipment.

4. We have not investigated the existence of mortgages, leases or hire purchase agreements in respect of plant and machinery, and our valuation assumes any such liabilities have been discharged.

5. We have not undertaken any site investigations to determine the suitability of ground conditions or services for any new extended or proposed buildings or dwellings.

6. In the case of agricultural property, we accept no responsibility regarding, and offer no advice on, the possibility of latent infestations of the soil or of any disease that may affect crops or stock.

7. With regard to Town and Country Planning matters, employees of local planning authorities always give information on the basis that it should not be relied upon and that formal searches should be made if confirmation of the information is required. Although, for the purposes of this report we have assumed that such informal information is correct, we recommend that if you should need to rely upon such information, you should instruct solicitors to instigate formal searches.

8. We are not aware of the content of any environmental audit or other environmental investigation or soil survey which may have been carried out on the property and which may draw attention to any contamination or the possibility of any such contamination. In undertaking our work, we have been instructed to assume that no contaminative or potentially contaminative uses have ever been carried out on the property. We have not carried out any investigation into past or present uses, either of the property or of any neighbouring land, to establish whether there is any contamination or potential for contamination to the subject property from these uses or sites, and have, therefore, assumed that none exists.

   However, should it be established subsequently that contamination, seepage or pollution exists on the property or on any neighbouring land, or that the premises have been or are being put to contaminative use, this might reduce the value now reported.

9. The RICS Valuation – Global Standards 2022, incorporating the International Valuation Standards include a requirement to measure residential property on the basis of the International Property Measurement Standards: Residential. However, as FVA work is outside the scope of the RICS Valuation – Global Standards 2022, we have utilised the Gross Internal Area of the proposed development as provided to us by the developer.

We have assumed that the information and opinions we have been given are complete and correct in respect of the properties and that further investigations would not reveal more information sufficient to affect value. We consider that this assumption is reasonable in the circumstances.

Special Assumptions

For the purposes of this appraisal, we have assumed that the properties that are the subject of the planning application are completed in accordance with the plans that have been supplied to us, and on the timescale as set out in the Residential Planning Section of the HCA DAT spreadsheet.

Extent of Investigations

Whilst we have taken into account the apparent state of repair of the property in our appraisal, we have not carried out a building survey, nor have we inspected those parts of the property that are covered, unexposed or inaccessible. Unless otherwise stated, such parts have been assumed to be in good repair and condition. We cannot express an opinion about, or advise upon, the condition of uninspected parts and this Report shall not be taken as making any implied representation or statement about such parts. We have not arranged for the testing of electrical, heating or other services and we cannot, therefore, give any warranty as to the soundness of these items. Whilst the site has been inspected briefly as this report is at the early stages of development, it is undertaken as a desktop exercise.

Nature and Sources of Information Provided

We have been provided with copies of all plans for the proposed development by H A Architectural Services. Copies of plans are attached as Appendix II to this report.

Evidence utilised to establish Market Values has been obtained from our own records, our clients and their selling agents in respect of properties currently available, and discussions with other Local Agents, Developers and other evidence sources including Rightmove Plus, and other Developers websites. Affordable rental levels have been based upon 80% of market rents and informed by the cap on housing benefit levels, and also been confirmed by enquiries of housing associations and the local planning authority who have also provided figures for appropriate benchmark levels of management and repair costs, as utilised in the appraisal tool.

The BLV has been established having regard to the EUV and an appropriate premium sufficient to ensure land comes forward for development.

S106 requirements have been obtained from the existing S106 agreement. Other costs have been assumed using detailed analysis of costs from the client, our own knowledge, benchmark levels and from published price information by BCIS.

All inputs and information relied upon for this appraisal are researched, evidenced and, in our opinion, reasonably justified, and details are in Appendix III and IV.

Use and Publication of this Report

This appraisal is provided for the stated purpose and for the sole use of the party to whom it is addressed unless otherwise agreed upon and specified within the Confirmation of Financial Viability Assessment Instructions. Maxey Grounds & Co LLP accepts responsibility to the Client named at the start of this Report alone that this report has been prepared with the skill, care and diligence reasonably to be expected of a competent Chartered Surveyor but accept no responsibility whatsoever to any person other than the client himself.

RICS Valuation – Professional Standards

Although Viability Appraisal work is outside the scope of the RICS Valuation Standards, any valuation utilised in the appraisal has been prepared in accordance with the RICS Valuation – Global Standards 2022 incorporating the International Valuation Standards.

Appraisal Methodology

In undertaking the appraisal, we have utilised the Homes & Community Agency Development Appraisal Tool to analyse the viability of the proposed development. We have considered various levels of cost and value to analyse the sensitivity relevant to the policy level of provision.

The valuation of market values and market rents has been undertaken using the Market Approach to analyse the sale or rent of other similar properties in the area. The market rent does not take into account any services or service charges. The Market Approach is defined within VPS5 of the RICS Valuation – Global Standards 2022 as 'The market approach is based on comparing the subject asset with identical or similar assets (or liabilities) for which price information is available, such as a comparison with market transactions in the same, or closely similar, type of asset (or liability) within an appropriate time horizon.'

A Schedule of Evidence is attached as Appendix III to this report.

The assumed costs of construction are set out in Appendix IV of this report and are based upon knowledge and experience of other similar development schemes information and costs provided by the Client, and upon published price information, such as BCIS.

Anticipated timescales for development are stated in Appendix IV.

Information on the Section 106 requirements by the Planning Authority has been supplied by the client from the existing S106 agreement. These are also reproduced within Appendix IV. The likely contribution from a Housing Association is based upon benchmarking from similar sites.

Affordable rents are based upon 80% of market rent, which is also the maximum permitted level confirmed by Local Housing Allowance Rates published on Direct Gov for that area. The specific plots are agreed in the S106 agreement. Where a nil provision is considered as an alternative, this is not applicable.

Sensitivity analysis has been undertaken looking at either +5% or -5% on values and build costs to measure the relevant effect on residential land value, which is then compared with BLV to establish the viability surplus or deficit.

Land Value

As required under NPPF and PPG, we have adopted an EUV + Premium approach to land value, whilst putting this in context by review of market transactions.

The site comprises former arable land considered to be in agricultural use. An EUV for the land of £25,000 per gross hectare has been adopted which is Grade 1 agricultural value. To this, a premium of £250,000 per gross hectare has been added. This is deemed a sufficient sum to bring the land forward for development.

These values are widely accepted as being appropriate in the South Holland area.

Therefore, the total benchmark land value of the site of 2.24 Ha is £616,000. The actual purchase price for the land has not been utilised in our calculations but is understood to be a similar level. No addition has been added to land cost for the consideration to be paid to the IDB for consent to cross the frontage drain (notwithstanding that £160000 is being paid) This is considered to be included within the BLV for the site.

Valuer Competence

The appraisal has been undertaken by a Chartered Surveyor who is a member of the RICS Valuer Registration Scheme possessing the necessary local knowledge of the market, and the necessary skills and understanding to undertake the appraisal competently. The appraisal has been carried out in accordance with the RICS Financial Viability in Planning: Conduct and Reporting 1st Edition, May 2019.

INSPECTION

Date of Inspection

The site was briefly inspected on 3rd June 2024, but the viability assessment has been conducted as a desktop exercise.

Property Address

The property is a development site known as Land at Lime Walk, Long Sutton PE12 9JQ. The site location is shown on the Plans and aerial images within Appendix II.

Property Description

The property comprises a greenfield site, which is to be developed. It has consent for development with 70 residential under planning ref H11-1264-18. Construction is understood to have commenced. Plans of the proposed scheme have been supplied by H A Architectural Services and this appraisal has been based upon those plans. The gross site area is approximately 2.24Ha. The size of the units (Gross Internal Area) is provided by the plans from the client and is within the inputs to the Development Appraisal Tool, an electronic copy of which has been provided.

Gross Development Value

Market values of the completed units have been assessed based upon evidence of similar new developments in the area and informed by the prices being sought for some of these units on the site. Several dwelling types are on the market. It is noted that in current market conditions a significant number of new dwellings on other sites have attractive sales incentives effectively discounting marketing levels. This is reflected in our assessment of values for the site.

From this evidence, a schedule of adopted Market Values for each unit has been produced which is included within Appendix III. This schedule also details the assumed type and tenure of affordable housing utilised in our policy compliant assessment. We anticipate an average of 65% of Market Value for Shared Ownership and 55% of Market Value for Affordable Rented units in assessing the GDV for the various tenures of units to be constructed.

Costs

A build cost of £1,336 per m^2 for the houses has been adopted, which is the midpoint BCIS cost figure between lower and median quartile, backdated in this case to October 2023 when construction started. This cost reflects the significant build cost inflation over the last 2 years during which build costs have risen by over 20%. The Lower Quartile BCIS level is no longer considered to reflect actual costs being incurred by developers, and specific calculations we have seen in the course of our viability work of actual cost calculation by Quantity Surveyors

suggest that Median Level is actually a conservative estimate of such costs at this time. This basis of cost calculation has previously been adopted and accepted for sites of this scale likely to be constructed by a medium size developer, given the site is not of sufficient scale to be of interest to the PLC housebuilders but likely to be developed by a mid-sized regional firm like our client

Garage Costs are based on benchmark levels of actual costs from other schemes in the area.

On this site there are significant additional costs in relation to Pumping Station (rather than gravity solutions) for foul water discharge, raising site levels involving additional costs to house under build and low level scaffold, road sub base, an IDB crossing / bridge to access the site, attenuation for surface water involving ponds and underground storage crates and permeable paving in places for which the clients has provided a detailed analysis of the costs being incurred, and the need, within the timescales of this development, to provide EV charging points increased insulation standards under Part L & F of Building Regulations, and heating utilising Air Source Heat Pumps, none of which BCIS information, which is based on current requirements, allow for. All these costs have been supplied by the client with detailed analysis which is referenced in our report and thus available to be reviewed by the Councils advisor if required.

Other costs adopted, including 8% for Design & Professional Fees, 2.5% Contingency, , costs for garages, plot specific external works of £3,000 per plot, 3% for marketing including agents fees, £750 for legals and an interest rate of 7.5%, with 4% credit balance, have all been previously accepted on sites in this area.

Services

The cost of normal service provision to each unit i.e., electricity connection, water connection, sewer connection, and water infrastructure charges and ancillary costs such as BT conduit, are included within the BCIS total build figure. However, there is an additional cost for installing a foul pumping station, which is now a common requirement for such sites in the area, where there is no natural gradient to the land.

Planning

It is understood that this appraisal is with planning consent issued and for the purposes of supporting an application for variation of the S106 agreement. The site is being constructed in accordance with the plans approved.

Condition

The site is formerly arable land. There are no existing structures on the site requiring removal.

Sustainability

- Flooding

The application site lies within Flood Zone 3 (https://www.gov.uk/guidance/national-planning-policy-framework/annex-3-flood-risk-vulnerability-classification) >
The Flood Map for Planning is intended as a guide and is not site specific. If it is believed that the property is at risk of flooding, or if it has previously been flooded, advice should be taken from suitably qualified advisors and this may have an adverse impact on the values reported, and thus the results of this FVA.

- Radon.

The site lies within an area assessed as having Maximum Radon Potential as less than 1% (the lowest level)
https://www.ukradon.org/information/ukmaps
The Radon Map is indicative and is not site specific. A more detailed assessment will usually be undertaken as part of the searches carried out by a solicitor or conveyancer. If radon has been noted in the area, advice should be taken from suitably qualified advisors.

- Invasive vegetation

This appraisal has been undertaken as a desktop study. Specific investigations into the site have not been undertaken by the Valuer. If evidence of invasive vegetation such as Japanese Knotweed or Himalayan Balsam is found on site, a specialist program of removal and remediation will be required which can significantly increase costs, depending on the area affected. If invasive vegetation is discovered, the Valuer should be notified in case amendments to the calculations are required.

General Comments

This appraisal is to ascertain the viability of the proposed scheme in relation to the intended form of development and required standard affordable housing provision by way of calculating the residential land value and comparison of this with a BLV.

The principal appraisal works from a scheme with 25% (18 number) affordable housing units and £394,003 cash s106 contributions. Thereafter the alternative scenario is appraised involving no affordable delivery and no cash contributions.

Market conditions for development are currently such that viability for many schemes is marginal. Market levels have fallen since Sept 2022, although recently appearing to stabilise whilst build costs at present continue to increase. We have adopted a developer's profit level of 17.5% which is considered to be the minimum level a developer would consider

undertaking this scheme, given the scale of the scheme, infrastructure requirements and current market conditions. A profit level of 6% for affordable housing has also been adopted.

We have adopted an existing use value of the site based upon an agricultural value of £25,000 per gross hectare. To this, we have added a premium of £250,000 per gross hectare for the essential land for development (60% of the site), which is considered to give the minimum return to the landowner at which land is likely to be made available for development. And a Premium of £25000 per Ha for the balance taking value to the £50000 utilised in the Local Plan Viability report for Amenity land value. This gives an overall value for the site of 2.24 Ha of £616,000.

Having undertaken valuations of the various dwelling types to arrive at the market value set out within Appendix III, and calculating affordable rent levels, analysis was undertaken utilising the HCA Development Appraisal Tool, the results of which are explained below.

Appraisal Outputs

The full output of the HCA DAT tool for a full policy-compliant scheme is set out within Appendix V i.e., 70 total units with 18 affordable housing units and £394003 S106 cash contributions. This scheme produces a **deficit** of **£4,631,696**.

Appendix VI gives the amended output figures for a scheme with no affordable housing and no cash contributions, with the **deficit** reduced to **£3,425,714**.

Justification for Viability Assessment

During viability testing in 2017 which helped formulate the South East Lincolnshire Local Plan, various typologies were tested which resulted in a positive viability position with planning policies applied, rather than the deficit that is shown for the site at Quadring. As per the Planning Practice Guidance, it is necessary to investigate why there is such a difference between these two positions, therefore we have compared the closest typology used in 2017 Draft Viability Assessment (150-unit site) with the site at Quadring. We have adopted the percentages and values per unit accepted in the Local Plan Viability and applied them to a site of 70 units to get a direct comparison of costs. The differences are highlighted below:

Appraisal Input	**2017 Draft Viability Study (Rates/Percentages for 150 dwellings)**	**Long Sutton (70 dwellings)**
Density	30 dwellings per Ha	31 dwellings per Ha
Average Value	£1900 per sqm	£2445 per sqm
Average Dwelling Size	100sqm	101 sqm
Build Cost	£911 per sqm	£1336 per sqm

Externals	£680000 (10% on build cost)	£5,828,259 (61% on build cost including abnormal costs)
Contingency	3% on build cost	2.5% on build cost
Professional Fees	7% on build cost	8% on build cost
S106	Up to £5,000 per dwelling	£5628 per dwelling
Sales/Marketing	3% on revenue	3% on revenue
Developer Profit	17.5% Market, 17.5% Affordable	17.5% Market, 6% Affordable
BLV	£300,000 per Ha	£275000 per Ha
Abnormals	£680,000 (£10000 per unit)	With externals
Sustainability additions	Nil	Within abnormals

The main points affecting the viability position for the site at Quadring in comparison with the Local Plan position are as follows:

- The build costs adopted have increased by around 47% compared with the emerging Local Plan viability study, which was conducted around 6 years ago, therefore a significant uplift is expected. The build cost adopted for this site is based on the BCIS median cost of construction with additions for enhanced foundations and is considered reasonable. There are also additional build costs emanating from Sustainability enhancements introduced by Building Control requirements not allowed for in 2019.

- The sales values are around 28% higher than the figures used the in emerging Local Plan viability study. The values adopted for this site are based on what is being sought on units on this site, as well as other evidence and this constitutes clear and strong evidence to justify the values adopted. There is thus a greater increase in costs to values eroding viability

- There is clearly a difference in infrastructure and external costs, and significant abnormal costs for this site, with externals in the Local Plan study based on 10% on build cost with 10% more for abnormals, whereas the costs at Long Sutton reflect 61% for externals and abnormals on build cost. This is a significant cost differential.

- The S106 costs are similar.

- BLV. The land value used is similar. It may be argued by the Councils reviewer that the abnormal costs of development for this site mean that BLV for the development element should be further reduced but this is refuted. There is a threshold below which land will not come forward for development and the BLV used for the development areas is at that level.

The factors above combined result in a different viability position compared with the Local Plan whole viability study, and thus results in the need to revisit the viability position in order for the development to be delivered.

SENSITIVITY ANALYSIS

A change of +5% or -5% in build costs and Gross Development Value has been considered to assess the sensitivity of the scheme to such changes.

The effects reflected in the model using 25% affordable housing and £394,003 S106 payments is shown in the table below:

Build Costs	At BCIS Level	+5%	-5%
GDV at Evidence Level	-£4,631,696	-£5,120,025	-£4,143,368
+5%	-£4,123,775	-£4,612,104	-£3,635,447
-5%	-£5,139,617	-£5,627,946	-£4,651,289

CONCLUSIONS

Appraisal Conclusions

We are of the opinion that a policy-compliant scheme for 68 units with 25% affordable dwellings and S106 cash contributions of £394,003 will show a financial **deficit** (present value) of around £4,631,696 based upon the current market value and affordable rents of the proposed units, the projected costs and profit level adopted within the appraisal and BLV for the site of £616,000.

We are further of the opinion that if the scheme had no affordable housing and no S106 cash payment requirements, this **deficit** reduces to about £3,425,714.

As such, the site is not viable for development on the basis of the provision of affordable housing and cash contributions of the level currently required by the S106 agreement with South Holland District Council. If the requirement for affordable housing and cash contributions were removed viability remains challenging, because of the extent of abnormal costs on this site, unless the developer is able to deliver at a significantly reduced return.

Signature

I confirm that I have carried out the appraisal as set out in this report.

J R Maxey

J R MAXEY MA (Cantab) FRICS FAAV
For and on behalf of Maxey Grounds & Co LLP

Date of Report:
4th June 2024

MAXEY GROUNDS

APPENDICES

Appendix I – Copy of Instruction Correspondence



MAXEY GROUNDS

Your Ref:
Our Ref: JRM/BAC/24084
Date: 29th May 2024

Stinders Homes
C/o. Mr. S. Percival
H A Architectural Services

By email only

Dear Sirs,

Re: Confirmation of Financial Viability Assessment Instructions
Asset: Development Site at Lime Walk, Long Sutton, Spalding Lincolnshire

I refer to instructions to provide a Financial Viability Assessment (FVA) of the above. This letter, together with our attached Standard Valuation Conditions of Engagement & Terms of Business, confirms the basis upon which the FVA will be undertaken.

Client: Stinders Homes

Purpose of Valuation: To establish viability of the proposed development

Asset to be Valued: Development Site at Lime Walk, Long Sutton, Spalding, Lincolnshire

Area Wide/Scheme-Specific FVA: This FVA is in relation to a scheme-specific site. We have not provided any advice to the Local Planning Authority.

Interest to be Valued: Freehold.

Classification of Asset: Land for development.

RICS Guidance/Professional Statements: This work and the FVA prepared is undertaken in accordance with the RICS Financial Viability in Planning: Conduct and Reporting 1st Edition, May 2019. Although FVA work is outside the scope of the RICS Valuation Standards, any valuation utilised in the appraisal has been prepared in accordance with RICS Valuation – Global Standards 2022 incorporating the International Valuations Standards. This guidance requires the Valuer to make an objective and justified assessment of the viability position and requires a clear distinction between the objective report and any subsequent advocacy/negotiation in terms of agreeing a viability position.

Basis or Bases of Value: Market Value.

Valuation Date: As at date of report.

1-3 South Brink
Wisbech
Cambridgeshire PE13 1JA

T: 01945 428830
E: professional@maxeygrounds.co.uk
maxeygrounds.co.uk

Chartered Surveyors, Auctioneers, Valuers, Land & Estate Agents since 1792
Offices in March and Wisbech

Maxey Grounds is the trading name of Maxey Grounds & Co LLP, a Limited Liability Partnership, Regulated by RICS. Registered in England & Wales. Registration Number: OC367348. Registered Office: 27-29 Old Market, Wisbech, Cambridgeshire PE13 1NE. Members: Alan J. Faulkner MSc MRICS FAAV MCIArb MNAEA MARLA, Shirley A. Pollard BA MRICS FAAV, Paula A.V. Clarke MNAEA AARLA. Associates: Edward C. Weightman BSc (Hons) MRICS MPPWS, Jonathan M.F. Malings MSc MRICS. Consultant: John R. Maxey MA (Cantab) FRICS FAAV

MAXEY GROUNDS

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Identity of Valuer: J.R. Maxey MA (Cantab) FRICS FAAV RICS Registered Valuer for and on the behalf of Maxey Grounds & Co LLP.

Material Involvement: Neither Maxey Grounds & Co LLP nor the named valuer has any conflict of interest in preparing this viability assessment.

Assumptions Adopted: As per FVA Conditions of Engagement & Terms of Business, as attached, with no additions.

Special Assumptions: For the purposes of this FVA, we have assumed that the sites under consideration are developed on the basis of the type of development and timescale as described within each model.

Nature and source of the information to be relied upon: Maxey Grounds & Co LLP are able to rely upon any information provided by the Client referred to in the FVA.

Extent of Investigation: As per FVA Conditions of Engagement & Terms of Business.

Valuation Fee: Our fee will be £6,000 + VAT for the initial report, with any additional work (including but not limited to revisions, communication and negotiations with the Local Planning Authority) charged at £200 + VAT per hour.

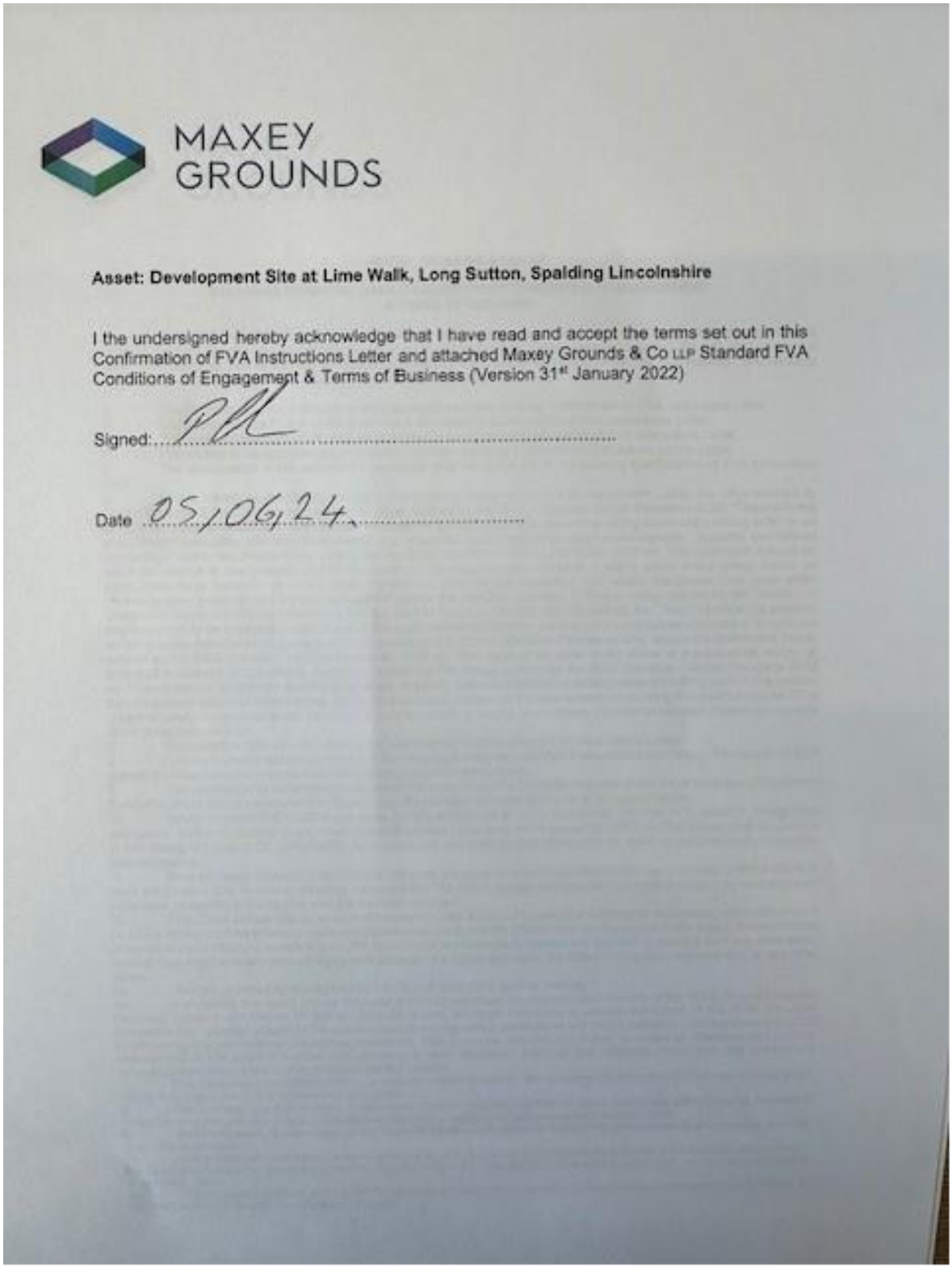
This Confirmation of FVA Instructions Letter, which is supplied in duplicate, should be read in conjunction with the attached Maxey Grounds & Co LLP FVA Conditions of Engagement & Terms of Business (Version 31st January 2022). Please sign and return one copy at your earliest convenience to agree the Conditions of Engagement & Terms of Business. The Report will not be issued until the signed copy has been received.

Yours faithfully,

J R Maxey

J.R. MAXEY MA (Cantab) FRICS FAAV RICS Registered Valuer
For and on behalf of Maxey Grounds & Co LLP
jmaxey@maxeygrounds.co.uk

Enc.



MAXEY GROUNDS

Asset: Development Site at Lime Walk, Long Sutton, Spalding Lincolnshire

I the undersigned hereby acknowledge that I have read and accept the terms set out in this Confirmation of FVA Instructions Letter and attached Maxey Grounds & Co LLP Standard FVA Conditions of Engagement & Terms of Business (Version 31st January 2022)

Signed: .....

Date 05/06/24

MAXEY GROUNDS

MAXEY GROUNDS

MAXEY GROUNDS & CO LLP

STANDARD FINANCIAL VIABILITY ASSESSMENT CONDITIONS OF ENGAGEMENT & TERMS OF BUSINESS

These Conditions of Engagement and Terms of Business shall apply subject to any modification or amendment set out in the covering Confirmation of Financial Viability Assessment (FVA) Instructions Letter. Maxey Grounds & Co LLP shall advise the Client in writing as to FVA of the relevant interest specified by the Client in the subject asset (the FVA Report). The following shall form the basis of the terms on which the FVA will be undertaken:

1. The Client shall be the individual or body as identified in the covering Confirmation of FVA Instructions Letter.
2. The purpose of the FVA shall be as set out in the covering Confirmation of FVA Instructions Letter.
3. The asset subject to the FVA shall be as set out in the covering Confirmation of FVA Instructions Letter.
4. The interest to be appraised shall be as set out in the covering Confirmation of FVA Instructions Letter.
5. The classification of the asset to be appraised shall be as set out in the covering Confirmation of FVA Instructions Letter.
6. Unless otherwise specifically set out in the covering Confirmation of FVA Instructions Letter, the value advised by Maxey Grounds & Co LLP shall be the Market Value, defined by the RICS Valuation- Global Standards 2022: "The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion" and/or the Market Rent, defined by the RICS Valuation - Global Standards 2022 as: "The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's-length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion" and/or the statutory definition of Market Value defined by the Taxation of Chargeable Gains Act 1992 or Inheritance Tax Act 1984 or Finance Act 2003, broadly defined as: "The price which the property might reasonably be expected to fetch if sold in the open market at that time, but that price must not be assumed to be reduced on the grounds that the whole property is to be placed on the market at one and the same time" and/or the Investment Value, defined by the RICS Valuation - Global Standards 2022 as: "The value of an asset to the owner or a prospective owner for individual investment or operational objectives" and/or the Fair Value, defined by the RICS Valuation - Global Standards 2022 as: "The estimated price for the transfer of an asset or liability between identified knowledgeable and willing parties that reflects the respective interests of those parties" and/or the Fair Value, defined by the International Accounting Standards Board as: "The price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date".
7. The valuation date shall be as set out in the covering Confirmation of FVA Instructions Letter.
8. Unless otherwise specifically set out in the covering Confirmation of FVA Instructions Letter Maxey Grounds & Co LLP warrant that they have had no previous material involvement in the property.
9. The valuation shall be undertaken by/under the supervision of a Corporate Member of the Royal Institution of Chartered Surveyors who is also a member of the RICS Valuer Registration Scheme, acting as an Engaged Valuer.
10. Maxey Grounds & Co LLP's aggregate liability arising out of, or in connection with this FVA, whether arising from negligence, breach of contract, or any other cause whatsoever, shall in no event exceed £2,000,000. This clause shall not exclude or limit Maxey Grounds & Co LLP's liability for actual fraud, and shall not limit the liability for death or personal injury caused by their negligence.
11. None of Maxey Grounds & Co LLP's employees, partners, or consultants individually has a contract with the Client or owes the Client a duty of care or personal responsibility. The Client agrees that they will not bring any claim against any such individuals personally in connection with the services provided.
12. If the Client suffers loss as a result of Maxey Grounds & Co LLP's breach of contract or negligence, Maxey Grounds & Co LLP's liability shall be limited to a just and equitable proportion of the Client's loss having regard to the extent of responsibility of any other party. Maxey Grounds & Co LLP's liability shall not increase by reason of a shortfall in recovery from any other party, whether that shortfall arises from an agreement between the Client and them, the Client's difficulty in enforcement, or any other cause.
13. The FVA provided by Maxey Grounds & Co LLP shall be in pounds sterling.
14. In preparing the report, Maxey Grounds & Co LLP will meet the relevant requirements of the RICS Financial Viability Planning: Conduct and Report 1st Edition, May 2019 and, although FVA work is outside the scope of the RICS Valuation Standards, any valuation utilised in the appraisal has been prepared in accordance with RICS Valuation – Global Standards 2022 incorporating the International Valuations Standards. This guidance requires the Valuer to make an objective and justified assessment of the viability position and requires a clear distinction between the objective report and any subsequent advocacy/negotiation in terms of agreeing a viability position.
15. The following assumptions which, unless otherwise stated in the covering Confirmation of FVA Instructions letter, Maxey Grounds & Co LLP is under no duty to verify:

a) that no high alumina cement, concrete or calcium chloride additive or other potentially deleterious or hazardous materials or techniques were used in the construction of the property or have since been incorporated;

b) that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings and that good title can be shown;

c) that the property and its value are unaffected by any matters which would be revealed by a local search and replies to the usual enquiries, or by any statutory notice, and that neither the property, nor its condition, nor its use, nor its intended use are or will be unlawful;

d) that inspection of those parts which have not been inspected would neither reveal material defects nor cause Maxey & Grounds & Co LLP to alter the valuation materially;

MAXEY GROUNDS

e) that no formal environmental assessment will be provided and that no contaminative or potentially contaminative uses have ever been carried out on the property and that there is no potential for contamination of the subject property from past or present uses of the property or from any neighbouring property. The report will not identify the existence of contamination but if the Valuer's visual inspection concludes that there may be material contamination the Valuer will report that further investigation is required.

16. Maxey Grounds & Co LLP shall carry out such inspections and investigations as are, in the Valuer's professional judgment, appropriate and possible in the particular circumstances having regard to the apparent state of repair and condition of the property but shall be under no duty to carry out a structural survey nor to inspect those parts of the property which are covered, unexposed or inaccessible. Such parts will be assumed to be in good repair and condition. Maxey Grounds & Co LLP shall be under no duty to arrange for the testing of electrical, heating, plant or other services. The FVA provided by Maxey Grounds & Co LLP will not purport to express an opinion about or to advise upon the condition of uninspected parts and should not be taken as making any implied representation or statement about such parts.

17. Maxey Grounds & Co LLP shall, unless otherwise expressly agreed, rely upon information provided by the Client or the Client's legal or other professional advisers relating to tenure, tenancies and other relevant matters.

18. The FVA report is provided for the stated purpose of the named client. Maxey Grounds & Co LLP accepts responsibility to the Client alone that the report has been prepared with the skill, care and diligence reasonably to be expected of a competent Chartered Surveyor but accepts no responsibility whatsoever to any person other than the Client himself. Any such person relies upon the report at his own risk, even if that third party pays all or part of Maxey Grounds & Co LLP's fees, or is permitted to see a copy of the valuation report. If Maxey Grounds & Co LLP do provide written consent to a third party relying on our valuation, any such third party is deemed to have accepted the terms of engagement, as set out herein.

19. The FVA will be undertaken by a Chartered Surveyor possessing the necessary local knowledge of the market, and the necessary skills and understanding to undertake the FVA competently.

20. Maxey Grounds & Co LLP shall charge a fee for the FVA as set out in the covering Confirmation of FVA Instructions Letter. That fee shall be settled in full within 28 days of the invoice date. Interest on amounts outstanding at the due date will be subject to interest from the invoice date until the date of actual payment at the rate of 4% per annum above Barclays Bank plc base rate from time to time.

21. Maxey Grounds & Co LLP, in line with the Rules of Conduct set out by RICS, have a written complaints handling procedure. If you are unhappy with any aspect of the service you receive in respect of these instructions to provide a valuation, a copy of this document is available upon request.

22. As a firm regulated by RICS, all reports produced by Maxey Grounds & Co LLP, including this FVA, are subject to monitoring by RICS. By accepting these Conditions of Engagement and Terms of Business your consent to inspection of the report by RICS personnel or their agents is implied.

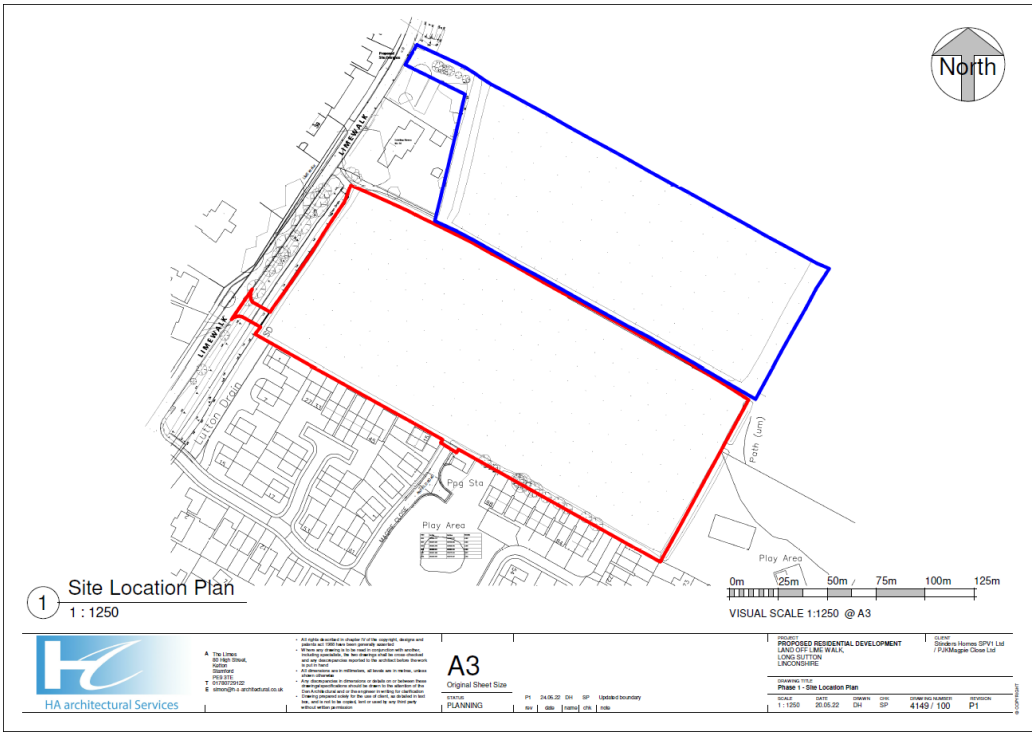
23. Maxey Grounds & Co LLP's contract with the named client for the provision of this FVA is subject to English Law. Any dispute in relation to this contract, or any aspect of the FVA, shall be subject to the exclusive jurisdiction of the Courts of England and Wales, and shall be determined by the application of English Law, regardless of who initiates proceedings in relation to the FVA.

In this Agreement words importing one gender only include the other gender; words importing the singular include the plural number and vice versa; words importing persons include corporations and vice versa.

Version 31st January 2022

Appendix II – Copies of Plans and Photographs





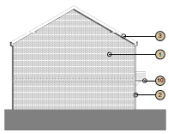
Phase 1


House Type 1
House Type 2
House Type 3
House Type 4
House Type 5
House Type 6
House Type 7
House Type 8 & 9
Garage
BCP - Bin Collection Point
LIMEWALK
Existing trees
Existing tree to be removed
Proposed bridged access point
Lime Walk
Access control gate
Access from Magpie Close
1 Site Block Plan
1 : 500
HA architectural Services
A1
PLANNING
PROPOSED RESIDENTIAL DEVELOPMENT
LAND OFF LIME WALK,
LONG SUTTON
LINCONSHIRE
Stinders Homes SPV1 Ltd / PJKMagpie Close Ltd
Proposed Site Block Plan
1 : 500
20.05.22
DH
SP
4149 / 101
P12

MAXEY GROUNDS



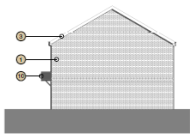
01 South
1 : 100



02 West
1 : 100



03 North
1 : 100



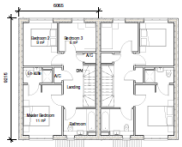
04 East
1 : 100



Room Schedule	
Name	Area
A/C	1 m²
A/C	1 m²
Bathroom	5 m²
Bedroom 2	9 m²
Bedroom 3	6 m²
En-suite	3 m²
Hall	9 m²
Kitchen/Dining	15 m²
Landing	10 m²
Living	17 m²
Master Bedroom	11 m²
St	2 m²
W.C	2 m²
Grand total	91 m²



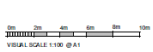
05 Ground Floor Plan
1 : 100

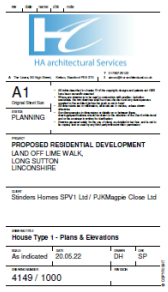


06 First Floor Plan
1 : 100



07 Roof Plan
1 : 100





HA architectural Services

A1
PLANNING

PROPOSED RESIDENTIAL DEVELOPMENT
LAND OFF LIME WALK,
LONG SUTTON
LINCONSHIRE

Stinders Homes SPV1 Ltd/ PJKMagpie Close Ltd

House Type 1 - Plans & Elevations

As indicated | 20.05.22 | DH | SP

4149 / 1000



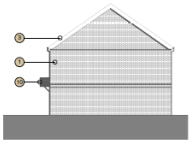
Room Schedule	
Name	Area
A/C	1 m²
A/C	1 m²
Bathroom	5 m²
Bedroom 2	10 m²
En-suite	3 m²
Hall	9 m²
Kitchen/Dining	15 m²
Landing	10 m²
Living	17 m²
Master Bedroom	11 m²
St	2 m²
Study	5 m²
W.C	2 m²
Grand total	91 m²



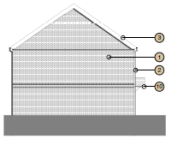
01 Front Elevation
1 : 100



03 Rear Elevation
1 : 100



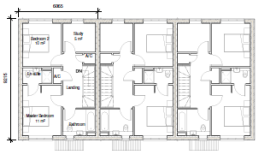
04 Side 1 Elevation
1 : 100



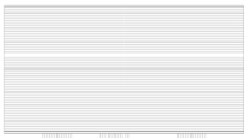
02 Side 2 Elevation
1 : 100



05 Ground Floor Plan
1 : 100

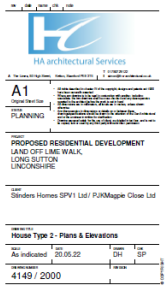


06 First Floor Plan
1 : 100



07 Roof Plan
1 : 100





HA architectural Services

A1
PLANNING

PROPOSED RESIDENTIAL DEVELOPMENT
LAND OFF LIME WALK,
LONG SUTTON
LINCONSHIRE

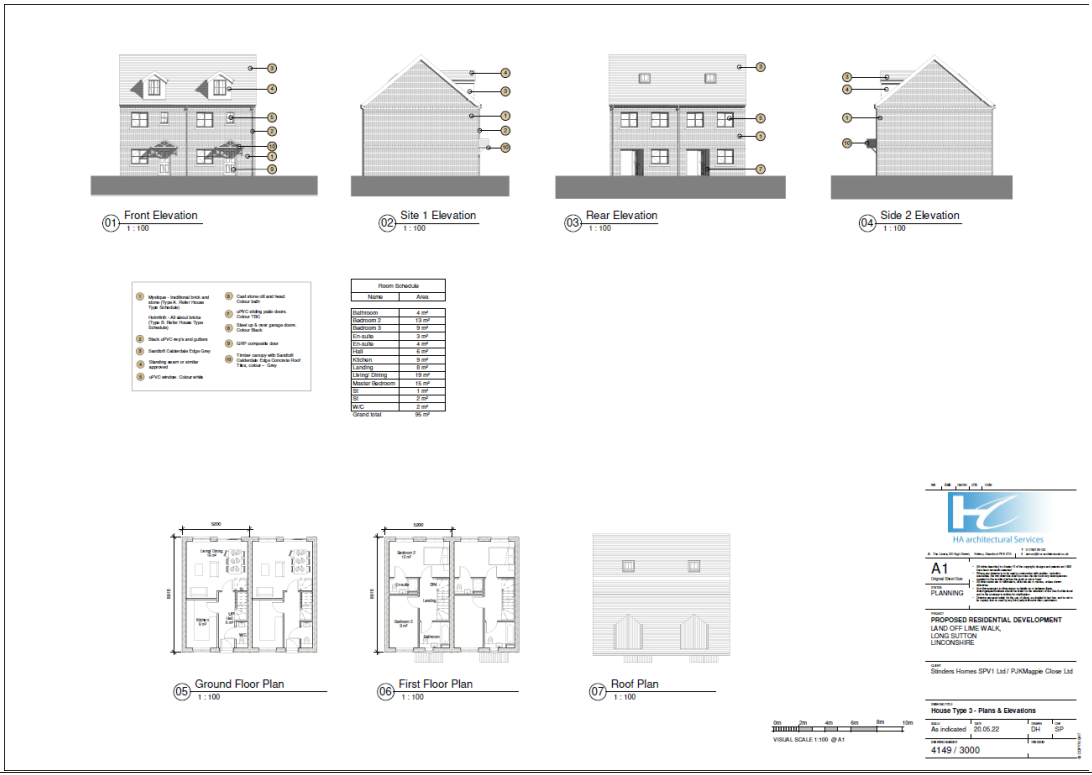
Stinders Homes SPV1 Ltd/ PJKMagpie Close Ltd

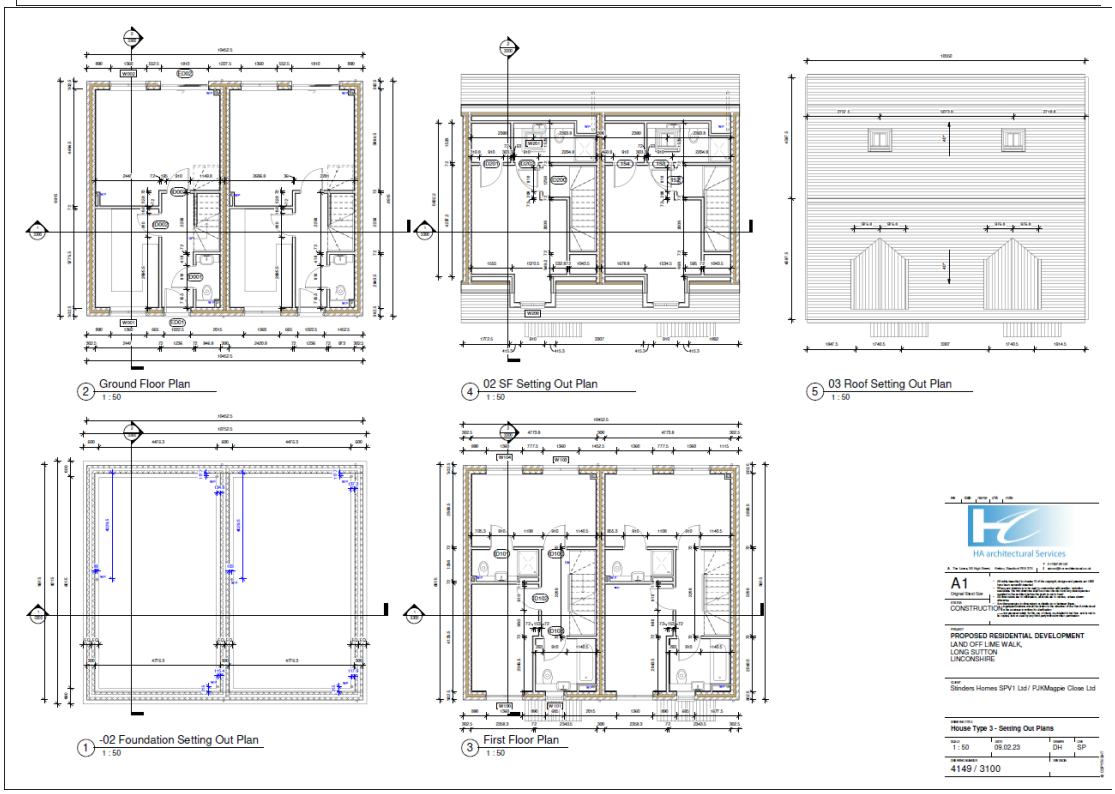
House Type 2 - Plans & Elevations

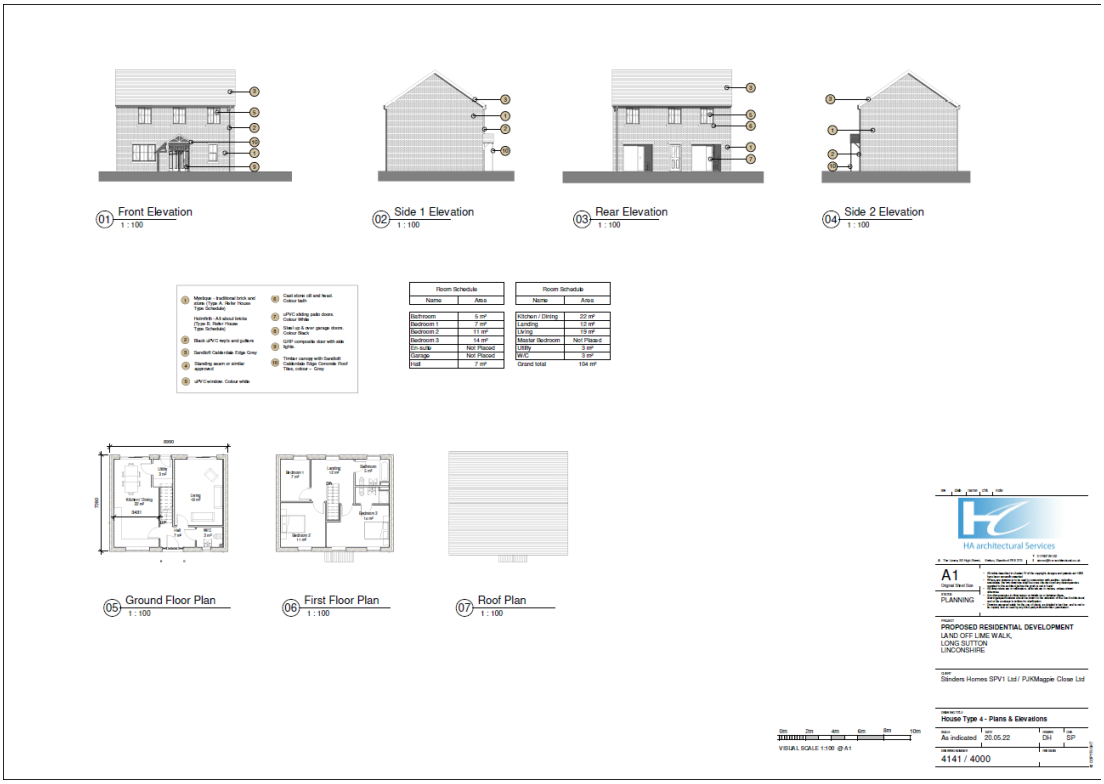
As indicated | 20.05.22 | DH | SP

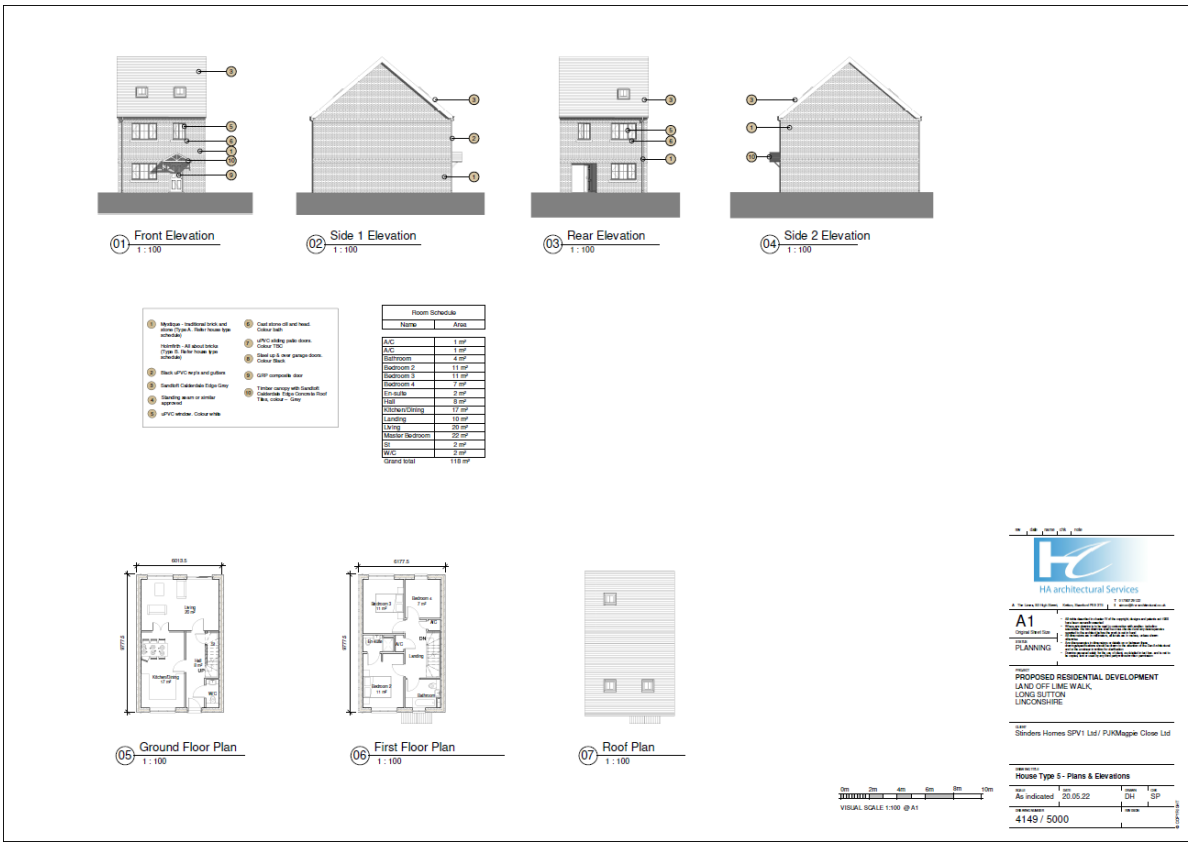
4149 / 2000

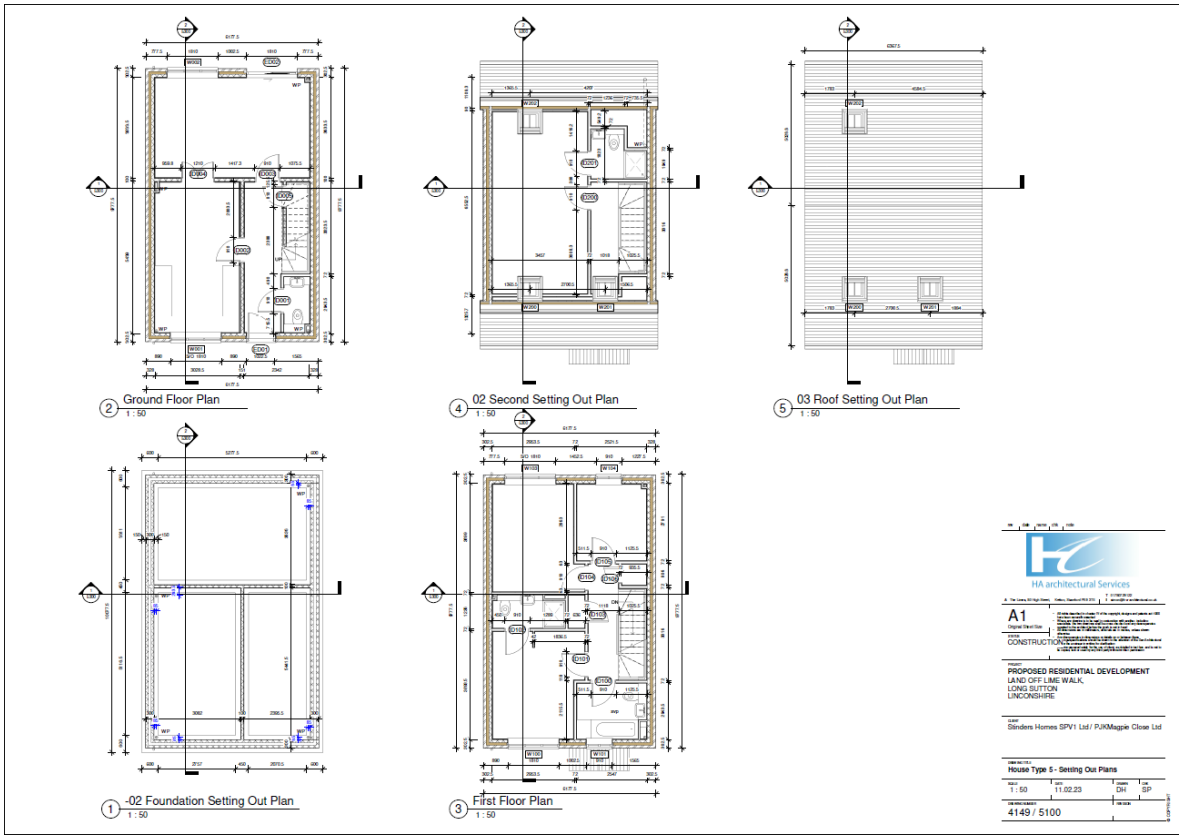
MAXEY GROUNDS

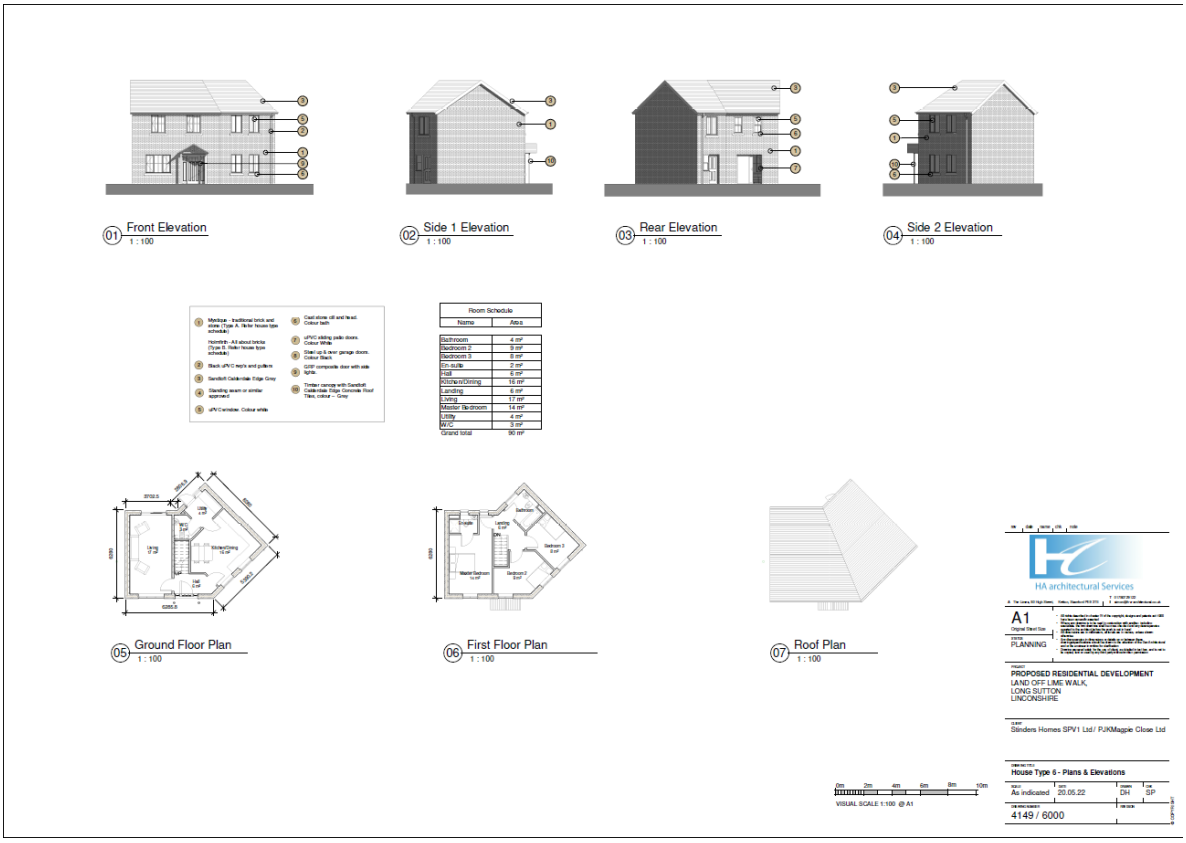


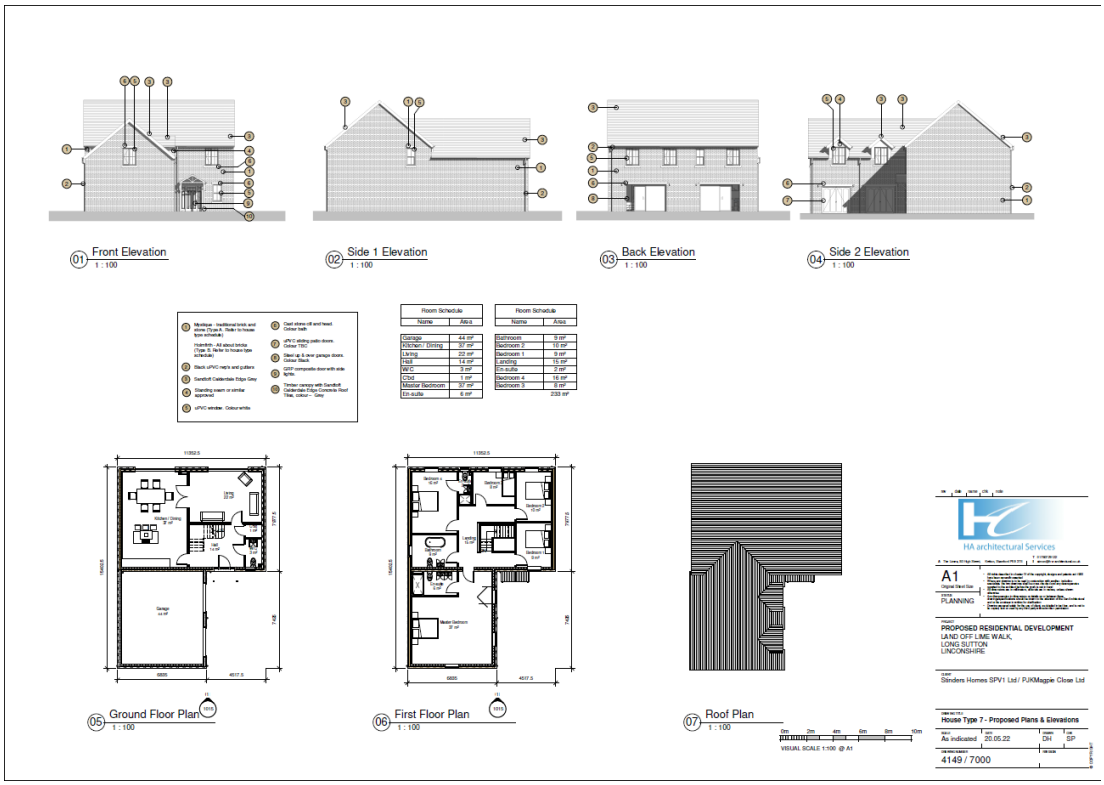



01 Front Elevation
1 : 100
02 Side 1 Elevation
1 : 100
03 Rear Elevation
1 : 100
04 Side 2 Elevation
1 : 100
Room Schedule
Name Area
Bathroom 5 m²
Bedroom 1 7 m²
Bedroom 2 11 m²
Bedroom 3 14 m²
En-suite Not Placed
Garage Not Placed
Hall 7 m²
Room Schedule
Name Area
Kitchen / Dining 22 m²
Landing 12 m²
Living 19 m²
Master Bedroom Not Placed
Utility 3 m²
W/C 3 m²
Grand total 104 m²
05 Ground Floor Plan
1 : 100
06 First Floor Plan
1 : 100
07 Roof Plan
1 : 100
HA architectural Services
A1
PLANNING
PROPOSED RESIDENTIAL DEVELOPMENT
LAND OFF LIME WALK,
LONG SUTTON
LINCONSHIRE
Sanders Homes SPV1 Ltd / PJKMagpie Close Ltd
House Type 4 - Plans & Elevations
As indicated
20.05.22
DH
SP
4141 / 4000
VISUAL SCALE 1:100 @ A1


01 Front Elevation
1 : 100
02 Side 1 Elevation
1 : 100
03 Rear Elevation
1 : 100
04 Side 2 Elevation
1 : 100
Room Schedule
Name Area
A/C 1 m²
A/C 1 m²
Bathroom 4 m²
Bedroom 2 11 m²
Bedroom 3 11 m²
Bedroom 4 7 m²
En-suite 2 m²
Hall 8 m²
Kitchen/Dining 17 m²
Landing 10 m²
Living 20 m²
Master Bedroom 22 m²
St 2 m²
W/C 2 m²
Grand total 118 m²
05 Ground Floor Plan
1 : 100
06 First Floor Plan
1 : 100
07 Roof Plan
1 : 100
HA architectural Services
A1
PLANNING
PROPOSED RESIDENTIAL DEVELOPMENT
LAND OFF LIME WALK,
LONG SUTTON
LINCONSHIRE
Sanders Homes SPV1 Ltd / PJKMagpie Close Ltd
House Type 5 - Plans & Elevations
As indicated
20.05.22
DH
SP
4149 / 5000
VISUAL SCALE 1:100 @ A1


2 Ground Floor Plan
1 : 50
4 02 Second Setting Out Plan
1 : 50
5 03 Roof Setting Out Plan
1 : 50
1 -02 Foundation Setting Out Plan
1 : 50
3 First Floor Plan
1 : 50
HA architectural Services
A1
CONSTRUCTION
PROPOSED RESIDENTIAL DEVELOPMENT
LAND OFF LIME WALK,
LONG SUTTON
LINCONSHIRE
Stinders Homes SPV1 Ltd / PJKMagpie Close Ltd
House Type 5 - Setting Out Plans
1 : 50
11.02.23
DH
SP
4149 / 5100


01 Front Elevation
1 : 100
02 Side 1 Elevation
1 : 100
03 Rear Elevation
1 : 100
04 Side 2 Elevation
1 : 100
Room Schedule
Name
Area
Bathroom 4 m²
Bedroom 2 9 m²
Bedroom 3 8 m²
En-suite 2 m²
Hall 6 m²
Kitchen/Dining 16 m²
Landing 6 m²
Living 17 m²
Master Bedroom 14 m²
Utility 4 m²
W/C 3 m²
Grand total 90 m²
05 Ground Floor Plan
1 : 100
06 First Floor Plan
1 : 100
07 Roof Plan
1 : 100
VISUAL SCALE 1:100 @ A1
HA architectural Services
A1
PLANNING
PROPOSED RESIDENTIAL DEVELOPMENT
LAND OFF LIME WALK,
LONG SUTTON
LINCONSHIRE
Stinders Homes SPV1 Ltd / PJKMagpie Close Ltd
House Type 6 - Plans & Elevations
As indicated
20.05.22
DH
SP
4149 / 6000


01 Front Elevation
1 : 100
02 Side 1 Elevation
1 : 100
03 Back Elevation
1 : 100
04 Side 2 Elevation
1 : 100
Room Schedule
Name Area
Garage 44 m²
Kitchen / Dining 37 m²
Living 22 m²
Hall 14 m²
W/C 3 m²
Cloa 1 m²
Master Bedroom 37 m²
En-suite 6 m²
Room Schedule
Name Area
Bathroom 9 m²
Bedroom 2 16 m²
Bedroom 1 9 m²
Landing 15 m²
En-suite 7 m²
Bedroom 4 16 m²
Bedroom 3 9 m²
233 m²
05 Ground Floor Plan
1 : 100
06 First Floor Plan
1 : 100
07 Roof Plan
1 : 100
VISUAL SCALE 1:100 @ A1
HA architectural Services
A1
PLANNING
PROPOSED RESIDENTIAL DEVELOPMENT
LAND OFF LIME WALK,
LONG SUTTON
LINCONSHIRE
Elinders Homes SPV1 Ltd / PJKMaggie Close Ltd
House Type 7 - Proposed Plans & Elevations
As indicated
20.05.22
DH
SP
4149 / 7000


01 South
1 : 100
02 West
1 : 100
03 North
1 : 100
04 East
1 : 100
07 Roof Plan
1 : 100
House Type 9 - Room Schedule
Department Name Area
House Type 9 Bathroom 6 m²
House Type 9 Bedroom 15 m²
House Type 9 Hall 6 m²
House Type 9 Kitchen 5 m²
House Type 9 Landing 9 m²
House Type 9 Living / Dining 15 m²
House Type 9 St 2 m²
House Type 9 W/C 2 m²
Grand total 59 m²
06 First Floor Plan
1 : 100
08 Ground Floor Plan
1 : 100
HA architectural Services
A1
PLANNING
PROPOSED RESIDENTIAL DEVELOPMENT
LAND OFF LIME WALK,
LONG SUTTON
LINCONSHIRE
Elinders Homes SPV1 Ltd / PJKMaggie Close Ltd
House Type 8 - Plans & Elevations
As indicated
27.11.22
DH
SP
4141 / 8000

MAXEY GROUNDS

Appendix III – Schedule of Comparable Evidence

Accommodation schedule and policy level affordable housing mix

Proposed Dwellings in Long Sutton June 2024

Market Units Reference	Style	Type	Storeys	No.	Beds	GIA (sqm)	Total GIA	Parking/Garage	Price per sqm	Price	+5% GDV	-5% GDV	Total GDV	Affordable rent	Plots	
Type 1	House	Semi	2	2	3	96	192	2 / None	2,448	235,000	246,750	223,250	470,000		1,2	
Type 1 with Garage	House	Semi	2	14	3	96	1344	2/ Sing	2,552	245,000	257,250	232,750	3,430,000		10,11,20,21,31,32,40,41,42,43,44,45,60,61	
Type 3 with Garage	House	Semi	3	11	3	107	1177	2 / Single	2,430	260,000	273,000	247,000	2,860,000		4,5,29,30,38,39,55,56,57,58,59	
Type 3	House	Semi	3	5	3	107	535	2 / None	2,383	255,000	267,750	242,250	1,275,000		54,62,63,64,65	
Type 3	House	E Terr	3	4	3	107	428	2 / None	2,336	250,000	262,500	237,500	1,000,000		46,48,49,51	
Type 3	House	M Terr	3	2	3	107	214	2 /None	2,290	245,000	257,250	232,750	490,000		47,50	
Type 4	House	Det	2	3	3	114	342	2/Sing	2,456	280,000	294,000	266,000	840,000		8,9,18	
Type 5	House	Det	3	2	4	131	262	2/Sing	2,519	330,000	346,500	313,500	660,000		3,37	
Type 5	House	Semi	3	1	4	131	131	2/Sing	2,366	310,000	325,500	294,500	310,000		69,	
Type 6	House	Semi	2	5	3	97	485	2/Sing	2,526	245,000	257,250	232,750	1,225,000		6,7,52,53,70	
Type 6	House	Link Det	2	2	3	97	194	2/Sing	2,629	255,000	267,750	242,250	510,000		19,22	
Type 7	House	Det	2	1	5	203	203	2/Double	1,970	400,000	420,000	380,000	400,000		36,	247 sq m incl Integ Garage
					52		5507	104/405Sing/1 Integ Dble					13,470,000			
Affordable Units																
Affordable Rented																
Type 2	House	E Terr	2	4	2	96	384	2 / Single	2,448	235,000	246,750	223,250	940,000	129	33,35,66,68	
Type 2	House	M Terr	2	2	2	96	192	2 / Single	2,396	230,000	241,500	218,500	460,000	129	34,67	
Type 3	House	Semi	3	3	3	107	321	2 / None	2,383	255,000	267,750	242,250	765,000	166	23, 24,25,	
Type 8	House	E Terr	2	1	1	63	63	2 / None	2,460	155,000	162,750	147,250	155,000	110	14,	
Type 8 with Garage	House	M Terr	2	1	1	63	63	2/Sing	2,540	160,000	168,000	152,000	160,000	110	16,	
Type 8 with Garage	House	E Terr	2	2	1	63	126	2/Sing	2,619	165,000	173,250	156,750	330,000	110	15,17	
													2,810,000			
					13		1149	26/9Sing								
													Use 55% of MV as consideration for Affordable rented dwellings IE		1545500	
Shared Ownership																
Type 3 with Garage	House	Semi	3	2	3	107	214	2 /Sing	2,430	260,000	273,000	247,000	520,000		27,28	
Type 3	House	Semi	3	1	3	107	107	2 /None	2,383	255,000	267,750	242,250	255,000		26,	
Type 8 with Garage	House	M Terr	2	1	1	63	63	2 /None	2,540	160,000	168,000	152,000	160,000		13,	
Type 8	House	E Terr	2	1	1	63	63	2 /None	2,460	155,000	162,750	147,250	155,000		12,	
													1,090,000			
					5		447	10/2 Sing					Use 65% of MV as consideration for Shared Ownership dwellings IE		708500	
Consent total					70		7103						Total affordable		2254000	
						Extra area integ garages	44									
						Total	7147	140/ 51 Sing / 1 Integ Dble								
Gross Market Value without adjustment for Affordable Housing requirements													17,370,000			
GDV having regard to affordable policy requirements													15,724,000			

Street Address/Plot No.	Style	Type	Beds	GIA (sqm)	Gross Price	Gross £ per sqm	Incentives	Net Price	Net £ per sqm	Status	Notes
Holbeach - Ashwood Homes											
Dee type	Semi	House	2	68	£175,000	£2,574	£0	£175,000	£2,574	Asking	Appliances included
Aire type	Semi	House	3	84	£220,000	£2,619	£0	£220,000	£2,619	SSTC	
Coronation type	Semi	House	3	87	£229,000	£2,632	£0	£229,000	£2,632	Asking	
Avon type	Semi	House	3	85	£225,000	£2,647	£0	£225,000	£2,647	Asking	
Mere type	Detacl	House	3	100	£268,000	£2,680	£0	£268,000	£2,680	Reserved	Another at £275000
Lock type	Semi	House	3	100	£240,000	£2,400	£0	£240,000	£2,400	SSTC	
Rutland type	Detacl	House	3	102	£275,000	£2,696	£0	£275,000	£2,696	Reserved	Another at £280000
Ribble type	Detacl	House	4	119	£330,000	£2,773	£0	£330,000	£2,773	SSTC	
Harren type	Detacl	House	4	130	£299,000	£2,300	£0	£299,000	£2,300	Reserved	Another at £345000 for later in year
Severn type	Detacl	House	4	114	£295,000	£2,588	£0	£295,000	£2,588	Asking	
Tulip Fields Holbeach - Gleeson Homes											
Grange type	Detacl	House	4	95	£284,995	£3,000	£21,820	£263,175	£2,770	Reserved	
Dalkey type	Detacl	House	4	107	£279,995	£2,617	£14,000	£265,995	£2,486	Reserved	
Milford type	Detacl	House	3	85	£264,995	£3,118	£0			Asking	
Swinford type	Detacl	House	3	84	£264,995	£3,155	£3500 extra	£261,495	£3,113	Asking	
Glin type	Semi	House	3	84	£224,995	£2,679	£0				
Greystones type	Semi	House	2	79	£187,995	£2,380	£7,500	£180,495	£2,285	Reserved	
Wignals Wood Holbeach - D Brown Bulders											
4 Hickory Way	Det	House	4	225	£425,000	£1,889	Flooring included			Asking	
Brunswick Fields Long Sutton - D Brown Builders											
4 Bed Lowery Close	Det	House	4	225	£425,000	£1,889				SSTC	
Plot 109 Cherry type	Det	House	3	131	£350,000	£2,672				SSTC	
Plot 114 Yew type	Det	House	3	96	£275,000	£2,865				SSTC	
Walnut Close Sutton St James - Scenic Homes											
Birch Type	Det	House	4	129	£375,000	£2,907				Asking	
Maple type	Det	House	4	125	£350,000	£2,800				Asking	
Ash type	Det	House	3	91	£290,000	£3,187				Asking	
1 Walnut Close	Semi	House	3	87	£235,000	£2,701				Reserved	
Laurel type	Semi	House	3	88	£220,000	£2,500				SSTC	
Hawthorn type	Semi	House	2	67	£190,000	£2,836				Asking	
Old Main Road Fleet Hargate											
Plot 1	Det	House	4	99	£299,000	£3,020				Asking	
Plot 3	Semi	House	3	76	£199,000	£2,618				Asking	
Lime Walk Long Sutton - Stinders Homes - Subject site											
Frampton type 4	Det	House	3	114	£280,000	£2,456				Asking	
Rutland type 6	Semi	House	3	97	£245,000	£2,526				Asking	
Moulton type 1	Semi	House	3	96	£235,000	£2,448				Asking	
Conclusions are that asking prices for subject site are a reasonable maximum level and range between £2450 and £2550 per sq m.											
Other evidence both above and below thay level but most subject to incentives either advertised of negotiated average 5%											
Value per sq m reduces above 150 sq m significantly											

MAXEY GROUNDS

Stinders Homes

Best Price Guide

The best data and local market trends to help you understand how to price your property based on the following:

Area of Interest	Properties marketed between	Properties marketed by
PE12 9JQ + 5 miles	1 Sep 23 - 29 May 24	Any Agent

Maxey Grounds, Wisbech
1-3 South Brink Wisbech PE13 1JA

Phone: 01945 661540
Email:
wisbech@maxeygrounds.co.uk

arla | propertymark PROTECTED

naea | propertymark PROTECTED

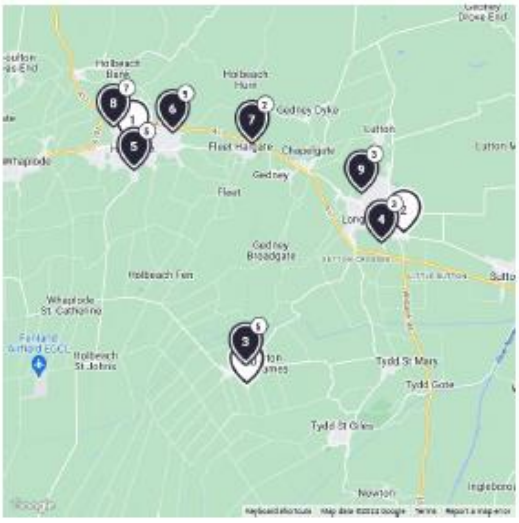
PRS Property Redress Scheme

rightmove

Maxey Grounds, 1-3 South Brink Wisbech PE13 1JA
Phone: 01945 661540 | Email:
wisbech@maxeygrounds.co.uk

Introduction

The Best Price Guide provides comparable property information selected by Maxey Grounds to help establish the best market price.



Map of properties included in this report

The icons indicate the centre of the postcode and not necessarily the exact location.

This icon indicates that there are multiple properties at this location – all the properties at this location are indicated on your property list with a pin numbered in the same way (3 in this case). The number in the circle at the top of the pin indicates the number of properties that share this location (5 in this case).

Comparable properties



£425,000

CURRENTLY ADVERTISED

4 bedroom detached house for sale

4 Hickory Way, Wignals Wood, Holbeach, Spalding, L...

- Final plots incentive available
- Newly Built Detached House
- All flooring included in these final plots
- Open plan kitchen
- Bi Folding doors
- Integrated appliances
- Lounge, Study
- Family Bathroom & En Suite

Marketed from 24 May 2024

* Legal information present on page 11

The properties in this report were advertised on Rightmove during the dates specified. These properties were not marketed by Maxey Grounds unless otherwise stated.

Maxey Grounds, 1-3 South Brink Wisbech PE13 1JA

Phone: 01945 661540 | Email: wisbech@maxeygrounds.co.uk



NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale

Lowery Close, Long Sutton

- Executive Detached Home
- Four Double Bedrooms
- Ensuite To Master
- Two Spacious Reception Rooms With Bi Folding Doors
- Downstairs Cloakroom and Utility Room
- Garage With Room Above
- High Specification Finish
- Popular Town Of Long Sutton

£425,000

Marketed from **11 Jul 2023 to 3 May 2024 (296 days)**



CURRENTLY ADVERTISED

4 bedroom detached house for sale

Walnut Close, Sutton St. James, Spalding, Lincolnsh...

- Brand New Detached Executive Home
- Four Genuine Double Bedrooms
- Dual Aspect Living Room
- Sociable Modern Layout with a Choice of Finishes
- Double Garage and Generous Off Road Parking
- Semi Rural Fenland Location with Excellent Local Amenit...
- Available Now with a 10 Year Warranty
- Book a viewing instantly via our website or call anytime!

£375,000

Marketed from **18 Nov 2023**



CURRENTLY ADVERTISED

4 bedroom detached house for sale

Walnut Close, Sutton St. James, Spalding, Lincolnsh...

- Brand New Detached Executive Home
- Four Genuine Double Bedrooms
- Kitchen Diner with Separate Utility Room
- Sociable Modern Layout with a Choice of Finishes
- Integral Single Garage and Driveway
- Semi Rural Fenland Location with Excellent Local Amenit...
- Available Soon with a 10 Year Warranty
- Book a viewing instantly via our website or call anytime!

£350,000

Marketed from **18 Nov 2023**



CURRENTLY ADVERTISED SOLD STC

3 bedroom detached house for sale

Plot 109 Cherry, Brunswick Fields, 6 Spire View Grov...

- Spacious detached house
- 3 double bedrooms
- 2 reception rooms
- En suite shower room to bedroom one
- Integrated appliances
- Kitchen diner with bi folding doors
- Gas fired central heating
- Limited availability

£350,000

Marketed from **10 Aug 2023**

* Legal information present on page 11

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rightmove

MAXEY GROUNDS
Maxey Grounds, 1-3 South Brink Wisbech PE13 1JA
Phone: 01945 661540 | Email: wisbech@maxeygrounds.co.uk



£345,000

CURRENTLY ADVERTISED

4 bedroom detached house for sale

Fen Road, Holbeach, PE12 8QA

- Solar panels and EV Chargers
- Flooring Package throughout as standard
- Kitchen Diner with patio doors leading into the rear gard...
- Utility room
- Walking distance to local amenities
- Good sized garden
- 10 Year Structural Warranty
- Move in Autumn 2024

Marketed from **28 May 2024**

SOLD PRICE HISTORY

9 Dec 1998	£23,500



£330,000

NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale

Plot 4 Ribble, Balmoral Way, Holbeach, Spalding, Lin...

- Brand new detached home
- Limited number of availability
- Ready to reserve now
- LABC warranty
- 4 bedrooms, En suite to bedroom one
- Kitchen diner & Lounge
- Separate utility & downstairs cloakroom
- Driveway & Double Garage

Marketed from **25 Jan 2024 to 30 Apr 2024 (95 days)**



£299,000

NO LONGER ADVERTISED

4 bedroom detached house for sale

Balmoral Way, Holbeach, PE12 7RP

- Double garage with home office to the rear.
- Off road parking
- Good sized garden
- Patio doors leading from the kitchen into the rear garden
- Utility room
- Spacious master bedroom with En-suite
- Separate room downstairs for a dining room or even play...
- Good local amenities

Marketed from **26 Apr 2024 to 9 May 2024 (13 days)**



£299,000

CURRENTLY ADVERTISED

4 bedroom detached house for sale

Plot 1, Old Main Road, Fleet Hargate

- Brand New Residential Development
- Elegant Designed Four Bedroom Detached House
- Single Garage and Off Road Parking
- Private En-Suite and Family Bathroom
- Contemporary Kitchen Breakfast
- Incentives Included
- Quaint Village Location
- Eco-Friendly Car Charging Point

Marketed from **10 Nov 2023**

* Legal information present on page 11

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Maxey Grounds, 1-3 South Brink Wisbech PE13 1JA

Phone: 01945 661540 | Email: wisbech@maxeygrounds.co.uk



CURRENTLY ADVERTISED

4 bedroom detached house for sale

Balmoral Way, Holbeach, PE12 7RP

- Patio doors leading into the rear garden from the kitchen
- Utility room
- Separate dining room or study downstairs
- Good sized garden, not overlooked
- Good commuting distance to Kings Lynn, Spalding and ...
- Good local amenities and schools
- Ideal family home

£295,000

Marketed from **28 Feb 2023**

SOLD PRICE HISTORY

22 Nov 2019	£195,000
28 Mar 2001	£96,950



CURRENTLY ADVERTISED

3 bedroom detached house for sale

Walnut Close, Sutton St. James, Spalding, Lincolnsh...

- Brand New Detached Executive Home
- Three Great Sized Double Bedrooms
- Dual Aspect Living Room
- Sociable Modern Layout with a Choice of Finishes
- Single Garage and Driveway
- Semi Rural Fenland Location with Excellent Local Amenit...
- Available Soon with a 10 Year Warranty
- Book a viewing instantly via our website or call anytime!

£290,000

Marketed from **18 Nov 2023**



NO LONGER ADVERTISED

4 bedroom detached house for sale

Oakwood Glade, Holbeach, PE12 7JS

- Premium plot | 5% deposit contribution, worth up £14,25...
- Extras included worth £7,570§
- Double Garage
- Utility room
- En-suite to master bedroom
- Front and rear gardens
- 10-Year NHBC Warranty including a 2-Year Gleeson Warr...
- We're registered with NHQB

£284,995

Marketed from **8 Jul 2023 to 18 Feb 2024 (224 days)**



CURRENTLY ADVERTISED

3 bedroom detached house for sale

Fen Road, Holbeach, PE12 8QA

- Utility room
- Flooring Package throughout as standard
- Kitchen Diner with patio doors leading into the rear gard...
- Choice of kitchen, tiling and flooring
- Walking distance to local amenities
- Good sized garden
- 10 Year Structural Warranty
- Move in Autumn 2024

£280,000

Marketed from **28 May 2024**

SOLD PRICE HISTORY

7 Dec 2021	£210,000
9 Jan 1995	£44,000

* Legal information present on page 11

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£280,000

CURRENTLY ADVERTISED

3 bedroom detached house for sale

Lime Walk, Long Sutton, Spalding

- Full-length kitchen/dining area
- Rear patio area
- Large master bedroom with en-suite
- Convenient utility space
- Three spacious bedrooms
- Sought after location of Long Sutton with easy access to...

Marketed from 7 May 2024



£279,995

NO LONGER ADVERTISED

4 bedroom detached house for sale

Oakwood Glade, Holbeach, PE12 7JS

- WAS €284,995, NOW €279,995Φ
- 5% deposit contribution included‡
- Detached
- Utility room
- En-suite to master bedroom
- Front and rear gardens
- 10-Year NHBC Warranty and Insurance
- 2-Year Gleeson Warranty

Marketed from 12 Nov 2023 to 16 Jan 2024 (65 days)



£275,000

CURRENTLY ADVERTISED SOLD STC

3 bedroom detached house for sale

Plot 114 Yew, Brunswick Fields, 3 Brunswick Road, L...

- Brand New Development
- The Yew design
- Stylish three bedroom detached
- Single garage with electric door
- Integrated fridge freezer to kitchen
- Open plan living space
- Bi folding doors to the rear gardens
- Peace of mind 10 year warranty

Marketed from 26 Apr 2024



£275,000

CURRENTLY ADVERTISED

3 bedroom detached house for sale

Plot 111 Yew, Brunswick Fields, 2 Spire View Grove, ...

- Brand New Development
- The Yew design
- Stylish 3 bedroom detached
- Single garage with electric door
- Integrated fridge freezer to kitchen
- Open plan living space
- Bi folding doors to the rear gardens
- Peace of mind 10 year warranty

Marketed from 10 Aug 2023

* Legal information present on page 11

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MAXEY GROUNDS
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£275,000

NO LONGER ADVERTISED

3 bedroom detached house for sale
Fen Road, Holbeach, PE12 8QA

- Not overlooked and the plot boarders open space
- Westerly facing garden situated on a good sized plot
- Utility Room
- Single garage and two off road parking spaces
- Personalise your home with a choice of flooring, kitchen ...
- Patio doors leading to the rear garden
- Excellent transport links to Spalding, Boston, Peterboro...
- Situated on a small development of 38 homes

Marketed from **24 Feb 2023 to 8 Oct 2023 (226 days)**



£275,000

CURRENTLY ADVERTISED

3 bedroom detached house for sale
Plot 5 Balmoral Way, Holbeach, Spalding, Lincolnshi...

- Brand new detached home
- Limited number of availability
- Ready to reserve now
- LABC warranty
- 3 bedrooms, En suite to bedroom one
- Kitchen diner & Lounge
- Separate utility & downstairs cloakroom
- Driveway & single garage

Marketed from **25 Jan 2024**



£268,000

NO LONGER ADVERTISED

3 bedroom detached house for sale
Fen Road, Holbeach

- Detached Family Home
- Lounge
- Kitchen/Diner with Integrated Appliances
- Utility Room & Cloakroom
- Three Bedrooms
- En-Suite to Bedroom One
- Three Piece Family Bathroom
- Off-Road Parking & Single Garage

Marketed from **19 Feb 2024 to 4 Mar 2024 (13 days)**



£264,995

CURRENTLY ADVERTISED

3 bedroom detached house for sale
Oakwood Glade, Holbeach, PE12 7JS

- Detached Home
- En-suite to master bedroom
- Front and rear gardens
- Downstairs WC
- 10-Year NHBC Warranty and Insurance
- 2-Year Gleeson Warranty
- Extensive options range plus 100s of kitchen combinatio...
- *Options available may vary dependent on build stage

Marketed from **25 May 2024**

* Legal information present on page 11

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Maxey Grounds, 1-3 South Brink Wisbech PE13 1JA

Phone: 01945 661540 | Email: wisbech@maxeygrounds.co.uk



£264,995

CURRENTLY ADVERTISED

3 bedroom detached house for sale

Oakwood Glade, Holbeach, PE12 7JS

- Detached
- Integral Garage
- Front and rear gardens
- Downstairs WC
- En-suite to master bedroom
- 10-Year NHBC Warranty and Insurance
- 2-Year Gleeson Warranty
- Extensive options range plus 100s of kitchen combinatio...

Marketed from **25 May 2024**



£255,995

CURRENTLY ADVERTISED

3 bedroom detached house for sale

Oakwood Glade, Holbeach, PE12 7JS

- 5% deposit contribution included‡
- Extras worth over £3,300§
- Detached home
- En-suite to master bedroom
- Front and rear gardens
- Downstairs WC
- 10-Year NHBC Warranty
- Extensive options range plus 100s of kitchen combinatio...

Marketed from **29 Jan 2024**



£245,000

CURRENTLY ADVERTISED

3 bedroom semi-detached house for sale

Lime Walk, Long Sutton, Spalding

- Full-width living room
- Single garage
- Three spacious bedrooms with both family bathroom an...
- Ample storage options
- Sought after location of Long Sutton with easy access to...

Marketed from **7 May 2024**



£240,000

CURRENTLY ADVERTISED SOLD STC

3 bedroom semi-detached house for sale

Plot 7 Lock, Balmoral Way, Holbeach, Spalding, Linco...

- Brand new semi detached home
- Limited number of availability
- Ready to reserve now
- LABC warranty
- Three bedrooms, Ensuite to bedroom one
- Kitchen diner & Lounge
- Separate utility & downstairs cloakroom
- Driveway & single garage

Marketed from **31 Jan 2024**

* Legal information present on page 11

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Phone: 01945 661540 | Email: wisbech@maxeygrounds.co.uk



NO LONGER ADVERTISED

3 bedroom semi-detached house for sale

1 Walnut Close, Sutton St James

- Brand New Development
- Three Bedroom Semi Detached Property
- Off Road Parking and Single Garage
- Built and Completed to a High Specificationb
- Under Floor Heating to Ground Floor
- En-suite to Master Bedroom

£235,000

Marketed from **13 Sep 2023 to 29 Sep 2023 (15 days)**



CURRENTLY ADVERTISED

3 bedroom semi-detached house for sale

Lime Walk, Long Sutton, Spalding

- Showhome available to view
- Open-plan kitchen/dining area
- En-suite master bedroom
- Block paved driveway
- Sought after location of Long Sutton Market Town offer...

£235,000

Marketed from **7 May 2024**



CURRENTLY ADVERTISED

3 bedroom semi-detached house for sale

Balmoral Way, Holbeach, PE12 7RP

- Integrated Appliances as standard
- Single Garage and off road parking
- Good sized lounge
- French doors onto spacious rear garden from the kitchen
- Walking distance to Holbeach town centre
- Good local amenities and schools
- 10 Year Structural Warranty
- Flooring package included throughout

£230,000

Marketed from **23 Mar 2024**

SOLD PRICE HISTORY

11 Jan 2001	£96,450



CURRENTLY ADVERTISED

3 bedroom semi-detached house for sale

Fen Road, Holbeach, PE12 8QA

- Integrated Appliances and fully fitted kitchen
- Flooring Package as standard throughout
- Good sized lounge
- French doors onto rear garden from the kitchen
- Walking distance to Holbeach town centre
- Good local amenities within walking distance
- Excellent transport links to Spalding, Boston, Peterboro...
- Marketing Suite open everyday 10am-5pm

£229,000

Marketed from **18 Feb 2024**

* Legal information present on page 11

The properties in this report were advertised on Rightmove during the dates specified. These properties were not marketed by Maxey Grounds unless otherwise stated.

rightmove

MAXEY GROUNDS
Maxey Grounds, 1-3 South Brink Wisbech PE13 1JA
Phone: 01945 661540 | Email: wisbech@maxeygrounds.co.uk



£225,000

CURRENTLY ADVERTISED

3 bedroom semi-detached house for sale

Balmoral Way, Holbeach, PE12 7RP

- Single Garage and off road parking
- Fitted kitchen with oven, hob and extractor hood
- Good sized lounge with bay window
- Separate dining area
- Patio doors leading into the rear garden
- Good local amenities
- Excellent transport links to Spalding, Boston, Grantham
- 10 year NHBC structural warranty

Marketed from **1 Dec 2023**



£224,995

CURRENTLY ADVERTISED

3 bedroom semi-detached house for sale

Oakwood Glade, Holbeach, PE12 7JS

- Semi-detached
- Front and rear gardens
- Downstairs WC
- 10-Year NHBC Warranty and Insurance
- 2-Year Gleeson Warranty
- Extensive options range plus 100s of kitchen combinatio...
- *Options available may vary dependent on build stage
- We're registered with NHQB

Marketed from **5 May 2024**



£220,000

CURRENTLY ADVERTISED SOLD STC

3 bedroom semi-detached house for sale

Walnut Close, Sutton St. James, Spalding, Lincolnsh...

- Brand New Semi Detached Home
- Three Great Sized Double Bedrooms
- Sociable Modern Layout with a Choice of Finishes
- Semi Rural Fenland Location with Excellent Local Amenit...
- Available Soon with a 10 Year Warranty
- Book a viewing instantly via our website or call anytime!

Marketed from **1 Feb 2024**



£220,000

CURRENTLY ADVERTISED SOLD STC

3 bedroom semi-detached house for sale

Plot 2 Aire, Balmoral Way, Holbeach, Spalding, Linco...

- Brand new semi detached home
- Driveway & single garage
- Peace of mind New home warranty
- Lounge & Kitchen diner
- Ensuite shower room to bedroom one
- Three bedrooms total plus family bathroom
- Limited number of plots available
- Popular market town location

Marketed from **7 Nov 2023**

* Legal information present on page 11

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rightmove

Maxey Grounds, 1-3 South Brink Wisbech PE13 1JA

Phone: 01945 661540 | Email: wisbech@maxeygrounds.co.uk



£199,000

CURRENTLY ADVERTISED

3 bedroom semi-detached house for sale

Plot 3, Off Old Main Road, Fleet Hargate

- Brand New Residential Development
- Three Bedroom Semi-Detached House
- Off Road Parking
- Private En-Suite and Family Bathroom
- Contemporary Kitchen
- Incentives Included
- Quaint Village Location
- Eco-Friendly Car Charging Point

Marketed from **25 May 2024**



£190,000

CURRENTLY ADVERTISED

2 bedroom terraced house for sale

Walnut Close, Sutton St. James, Spalding, Lincolnsh...

- Brand New Terraced Home
- Two Genuine Double Bedrooms
- Sociable Modern Layout with a Choice of Finishes
- Semi-Rural Fenland Location with Excellent Local Amenit...
- Available Soon with a 10 Year Warranty
- Book a viewing instantly via our website or call anytime!

Marketed from **18 Nov 2023**



£187,995

NO LONGER ADVERTISED

2 bedroom semi-detached house for sale

Oakwood Glade, Holbeach, PE12 7JS

- Deposit contribution worth up to £7,500†

Marketed from **24 Dec 2023 to 11 Jan 2024 (18 days)**



£180,000

NO LONGER ADVERTISED

2 bedroom semi-detached house for sale

Balmoral Way, Holbeach, PE12 7RP

- Integrated Appliances as standard
- Flooring Package throughout as standard
- Kitchen Diner with patio doors leading into the rear gard...
- Good commuting distance to local towns and cities
- Two En-suites
- Good local amenities
- Two off-road parking spaces
- Showhome open Daily at Holbeach Meadows 10-5

Marketed from **23 Jul 2023 to 25 Oct 2023 (94 days)**

* Legal information present on page 11

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rightmove

Maxey Grounds, 1-3 South Brink Wisbech PE13 1JA

Phone: 01945 661540 | Email:
wisbech@maxeygrounds.co.uk

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Appendix IV – Costs, Values and Other Assumptions Adopted and S106 Requirements

COST AND OTHER ASSUMPTIONS ADOPTED					
Viability Assessment	24084				
Client	Stinders Homes Ltd				
Site	Site at Lime Walk Long Sutton				
Statement of Assumptions Made within Appraisal Calculations					
Total site area approx. 2.24 Ha. BLV has been assessed as EUV at £25,000 per gross ha, plus premium of £250,000 per gross Ha = £275,000 per Ha BLV. This gives overall BLV of £616,000.					
Total of 70 Units (see detailed Accommodation Schedule)					
Initial model based upon 25% affordable housing and Existing S106 contributions					
Total 18 x Affordable Dwellings split into:			Aff Rented 13		
			Shared Own 5		
Construction and Development Costs (Standard)					
Timescales			Construction 1st Oct 2023 - 1st March 2026		
			AH Construction 1st March 2024 - 1st Sept 2025		
			OM Sales from 1st Sept 2024 - 1st July 2026		
Build Cost Market & Affordable Housing	7103 sq m	£1,336 per sqm	Estate housing midway between lower quartile and median BCIS figure		**£9,489,608**
Excludes additional Part I/F costs					
Additional build cost houses and groundworks					
Enhanced foundations and build up of levels as per Groundworks schedule					
	Extra over normal of		£420,856		
Addition for Part L/F as per calculation sheet			£607,378		
Additional scaffold re build up			£96,000		
Construction of IDB crossing to access site - PC sum			£250,000		
Note IDB payment for access not included - part of land acquisition costs					**£1,374,234**
8% Design and Professional Fees					
2.5% Contingency Allowance					
Roads, Drainage, SUDs and Storm Attenuation as per bill of quantities :				£3,372,525	
including pumping station site setup and prelims, parking etc					
attentuation / cellular tanks and porus paving requirements					**£3,372,525**
Parking:		With groundworks			**£0**
Garages		51 singles @ £12,000 each		£612,000	
		1 Integ Double @ £20000 each		£20,000	
Additional foundations and build up included in abnormals					**£632,000**
Plot specific external works (i.e. patio, fencing etc) @ £3000 per plot				£210,000	**£210,000**
General Site Landscaping				£100,000	
Retaining walls to boundaries				£139,500	**£239,500**
Total Externals and Abnormals					**£5,828,259**
Affordable Housing & S106 Contributions					
Affordable Housing				25%	
Education Contribution	as per calculation			£347,803	
Health Contribution	660 per dwelling			£46,200	
Total Cash S106					**£394,003**
Finance, Disposal Costs and Profit					
Stamp Duty Land Tax Land				£30,750	
Finance costs of £20,000 arrangement costs plus £10,000 survey and valuation cost plus 7.5% interest (ave)					
Marketing / agents' costs for Market units of 3% selling and £750 per unit legal costs					
Developer cost of sale to RP				£10,000	
Developers return of 17.5% on Market units and 6% on Affordables					
Please Note: At this stage, we have made no allowance for services infrastructure enhancements for foul drainage or water mains					

MAXEY GROUNDS

BCIS®

The results contained on the page are as published on 01-Oct-2023

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 23-Sep-2023 07:35

Rebased to South Holland (98; sample 6)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
810.1 Estate housing								
Generally (15)	1,476	717	1,253	1,418	1,612	5,082	1427	
Single storey (15)	1,681	1,002	1,420	1,613	1,857	5,082	236	
2-storey (15)	1,419	717	1,230	1,376	1,554	3,066	1106	
3-storey (15)	1,549	921	1,283	1,480	1,761	3,029	80	
4-storey or above (15)	3,089	1,510	2,472	2,760	4,108	4,596	5	
810.11 Estate housing detached (15)	1,918	1,094	1,432	1,648	2,049	5,082	21	
810.12 Estate housing semi detached								
Generally (15)	1,489	869	1,271	1,451	1,621	3,322	357	
Single storey (15)	1,663	1,074	1,416	1,621	1,820	3,322	81	
2-storey (15)	1,436	869	1,257	1,394	1,567	2,550	264	
3-storey (15)	1,460	1,087	1,178	1,398	1,732	2,127	12	
810.13 Estate housing terraced								
Generally (15)	1,506	885	1,234	1,417	1,649	4,596	235	

© BCIS 2024

MAXEY GROUNDS

BCIS®

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
Single storey (15)	1,729	1,124	1,429	1,774	2,040	2,455	19	
2-storey (15)	1,437	885	1,221	1,373	1,582	3,066	180	
3-storey (15)	1,579	921	1,268	1,453	1,763	3,029	34	
4-storey or above (10)	4,352	4,108	-	-	-	4,596	2	

© BCIS 2024

MAXEY GROUNDS



Summary of abnormal Costs
Long Sutton

1	Part 'L' building regulations Enhancements to meet latest criteria	£607,000
2	Foundations & raised levels	£420,856
3	Retaining walls to boundaries	£139,500
4	IDB crossing (£160k to IDB to allow construction) (£250k PC Sum)	£410,000
5	Foul Pumping Station (£25k PC sum for dewatering)	£150,000
6	Foot scaffolding during construction due to raised levels	£96,000
7	Additional Road costs (levels, attenuation etc)	£1,846,000
	Total project abnormal costs	**£3,669,356**

MAXEY GROUNDS

STINDERSHOMES

STANDARD STINDERS HOMES LTD HOUSE TYPE - AVERAGE 1000 Sq/ft or 92.90m2

PART L 2023

		M2	No.	TENDER	INCREASE	PLOTS	RATE	PER PLOT	NOTES
Lintels			10				25.00	**250.00**	Thermally broken lintels for fabric requirements based on average 10 lintels per plot @ additional £25.00 per lintel
Insulation (cavity)		111					4.25	**471.75**	Enhanced cavity insultion to meet fabirc requirements. Based on average of 111m2 insulation per plot @ £4.25m2
Windows and doors inc formers				441,554	12.00%	70		**756.95**	U'value enhanced to range between 1.0 & 1.2 W/m2. Average 6% increase
Mechanical	Heat Pump			4,500				**4,500.00**	Airsource heat pump, cylinder and associated controls
	Combi Boiler			-1,100				**-1,100.00**	Credit for Combi boiler
	Increased pipe dia			750				**750.00**	Est. All heating drops 15mm and circulating pipework in creased to 22mm and 28mm
	Higher capacity rads		11		75.00			**825.00**	Increased rad size and out puts all K2 rads rather than a mainly K1 and a few K2 rads
	Increased labour				500.00			**500.00**	Additional chasing out of walls for increased pipe dia and overall labour time (Av. 10hrs @ £50 P/H)
Electrical	Additional wiring input				300.00			**300.00**	Increased material and labour input to wire heat pumps
	Car chargers				850.00			**850.00**	Additional requirement to meet SAP
Insulation to loft		46					11.25	**517.50**	Additonal 100mm loft insulation to meet fabric requirements
							Cost per plot	**8,621.20**	
							cost per m2	**92.80**	
							SITE SQ/FT	70450	
							SITE M2	6545	
							Increased cost	**£607,378**	**Overall estimated cost to the project to meet latest part 'L' requirements**

MAXEY GROUNDS

Pricing Matrix - Plot Groundworks

Maggie Close - Long Sutton

Plot Nr	House Type	Size	Standard Foundation 600w x 450d	E/o Foundation depth x 900mm wide	Standard masonry detail	Additional underbuild for increased site levels	Beam, Block & Oversite (9022)	Garages to FFL Standard	Additional underbuild for increased site levels	Standard driveways	Additional build up to drives	Scaffold Mat (9024)	External Plot Drainage (9030)	Services Trenching & Connects (9040)	Paving & Shed Bases (9023)	Topsoil Rear Gardens (9025)	Clearing & Snag (9060)	Plot Totals
1	Type 1		3,748.81	2,014.84	2,733.84	2,159.75	6,830.49			2,925.00	1,687.50	797.79	1,691.59	700.00	1,486.90	468.00	150.00	27,395.50
2	Type 1		3,748.81	2,014.84	2,733.84	2,159.75	6,830.49			2,275.00	1,312.50	797.79	1,691.59	700.00	1,486.90	468.00	150.00	26,370.50
3	Type 5		4,309.72	2,036.66	2,420.20	2,637.44	7,254.30	4,644.00	1,161.00	4,355.00	2,512.50	1,228.87	1,668.00	700.00	856.52	992.53	150.00	36,926.74
4	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	4,644.00	1,161.00	4,420.00	2,550.00	731.02	1,472.94	700.00	1,214.50	732.00	150.00	29,942.02
5	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	4,644.00	1,161.00	4,355.00	2,512.50	731.02	1,472.94	700.00	1,214.50	732.00	150.00	29,839.52
6	Type 6		4,348.81	2,060.10	2,384.03	2,475.13	7,017.80	4,644.00	1,161.00	4,420.00	2,550.00	1,303.86	4,015.54	700.00	1,058.96	504.00	150.00	38,794.23
7	Type 6		4,348.81	2,060.10	2,384.03	2,475.13	7,017.80	4,644.00	1,161.00	2,405.00	1,387.50	1,303.86	1,610.64	700.00	470.96	876.00	150.00	32,995.83
8	Type 4		3,893.03	2,063.14	2,435.83	2,659.87	8,328.48	4,644.00	1,161.00	2,470.00	1,425.00	1,300.44	1,932.20	700.00	1,556.55	568.71	150.00	35,583.25
9	Type 4		3,893.03	2,063.14	2,435.83	2,659.87	8,328.48	4,644.00	1,161.00	1,170.00	675.00	1,300.44	1,932.20	700.00	1,556.55	696.00	150.00	33,365.54
10	Type 1		3,748.81	2,014.84	2,733.84	2,159.75	6,830.49	4,644.00	1,161.00	1,170.00	675.00	797.79	1,691.59	700.00	1,076.06	901.20	150.00	30,455.36
11	Type 1		3,748.81	2,014.84	2,733.84	2,159.75	6,830.49	4,644.00	1,161.00	2,730.00	1,575.00	797.79	1,691.59	700.00	1,076.06	901.20	150.00	32,915.36
12	Type 8 & 9		2,216.46	1,212.85	1,450.19	1,585.89	4,763.52	-	-	3,835.00	2,212.50	597.55	1,260.42	700.00	1,730.96	422.52	150.00	22,137.86
13	Type 8 & 9		2,216.46	1,212.85	1,450.19	1,585.89	4,763.52	-	-	3,835.00	2,212.50	597.55	1,260.42	700.00	1,730.96	422.52	150.00	22,137.86
14	Type 8 & 9		2,216.46	1,212.85	1,450.19	1,585.89	4,763.52	-	-	3,835.00	2,212.50	597.55	1,260.42	700.00	1,730.96	422.52	150.00	22,137.86
15	Type 8 & 9		2,216.46	1,212.85	1,450.19	1,585.89	4,763.52	4,644.00	1,161.00	4,095.00	2,362.50	597.55	1,260.42	700.00	1,730.96	540.00	150.00	28,470.34
16	Type 8 & 9		2,216.46	1,212.85	1,450.19	1,585.89	4,763.52	4,644.00	1,161.00	2,145.00	1,237.50	597.55	1,260.42	700.00	1,730.96	540.00	150.00	25,395.34
17	Type 8 & 9		2,216.46	1,212.85	1,450.19	1,585.89	4,763.52	4,644.00	1,161.00	2,145.00	1,237.50	597.55	1,260.42	700.00	1,730.96	540.00	150.00	25,395.34
18	Type 2		3,893.03	2,063.14	2,435.83	2,659.87	8,328.48	4,644.00	1,161.00	2,340.00	1,350.00	1,300.44	1,932.20	700.00	1,556.55	516.00	150.00	35,030.54
19	Type 6		4,348.81	2,060.10	2,384.03	2,475.13	7,017.80	4,644.00	1,161.00	1,170.00	675.00	1,303.86	1,610.64	700.00	1,058.96	508.80	150.00	31,269.13
20	Type 1		3,748.81	2,014.84	2,733.84	2,159.75	6,830.49	4,644.00	1,161.00	1,235.00	712.50	797.79	1,691.59	700.00	1,076.06	822.00	150.00	30,478.66
21	Type 1		3,748.81	2,014.84	2,733.84	2,159.75	6,830.49	4,644.00	1,161.00	1,040.00	600.00	797.79	1,691.59	700.00	1,076.06	822.00	150.00	30,171.16
22	Type 6		4,348.81	2,060.10	2,384.03	2,475.13	7,017.80	4,644.00	1,161.00	1,105.00	637.50	1,303.86	1,610.64	700.00	1,058.96	465.49	150.00	31,123.32
23	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	-	-	1,950.00	1,125.00	731.02	1,472.94	700.00	1,261.12	353.19	150.00	19,909.83
24	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	-	-	1,950.00	1,125.00	731.02	1,472.94	700.00	1,261.12	353.19	150.00	19,909.83
25	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	-	-	1,885.00	1,087.50	731.02	1,472.94	700.00	1,261.12	351.60	150.00	19,905.74
26	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	-	-	1,885.00	1,087.50	731.02	1,472.94	700.00	1,261.12	351.60	150.00	19,905.74
27	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	4,644.00	1,161.00	2,015.00	1,162.50	731.02	1,472.94	700.00	1,261.12	462.30	150.00	25,926.44
28	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	4,644.00	1,161.00	2,600.00	1,500.00	731.02	1,472.94	700.00	1,261.12	462.30	150.00	26,648.94
29	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	4,644.00	1,161.00	2,535.00	1,462.50	731.02	1,472.94	700.00	1,261.12	462.30	150.00	26,746.44
30	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	4,644.00	1,161.00	2,470.00	1,425.00	731.02	1,472.94	700.00	1,261.12	462.30	150.00	26,643.94
31	Type 1		3,748.81	2,014.84	2,733.84	2,159.75	6,830.49	4,644.00	1,161.00	2,535.00	1,462.50	797.79	1,691.59	700.00	1,091.33	508.24	150.00	32,230.17
32	Type 1		3,748.81	2,014.84	2,733.84	2,159.75	6,830.49	4,644.00	1,161.00	2,405.00	1,387.50	797.79	1,691.59	700.00	1,091.33	508.24	150.00	32,025.17
33	Type 2		3,527.83	1,744.86	4,220.85	1,357.57	6,537.43	4,644.00	1,161.00	2,405.00	1,387.50	1,107.09	1,587.14	700.00	1,116.62	516.00	150.00	32,662.90
34	Type 2		3,527.83	1,744.86	4,220.85	1,357.57	6,537.43	4,644.00	1,161.00	2,405.00	1,387.50	1,107.09	1,587.14	700.00	1,116.62	516.00	150.00	32,662.90
35	Type 2		3,527.83	1,744.86	4,220.85	1,357.57	6,537.43	4,644.00	1,161.00	2,340.00	1,350.00	1,107.09	1,587.14	700.00	1,116.62	516.00	150.00	32,560.40
36	Type 7		7,535.74	3,733.79	4,435.46	4,860.07	16,006.65	-	-	2,080.00	1,200.00	1,992.77	1,587.14	700.00	1,954.75	1,369.20	150.00	47,605.57
37	Type 5		4,309.72	2,036.66	2,420.20	2,637.44	7,254.30	4,644.00	1,161.00	2,665.00	1,537.50	1,228.87	1,668.00	700.00	1,215.56	992.53	150.00	34,620.78
38	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	4,644.00	1,161.00	2,665.00	1,537.50	731.02	1,587.14	700.00	909.36	554.45	150.00	26,606.03
39	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	4,644.00	1,161.00	2,275.00	1,312.50	731.02	1,472.94	700.00	909.36	554.45	150.00	26,676.83
40	Type 1		3,748.81	2,014.84	2,733.84	2,159.75	6,830.49	4,644.00	1,161.00	2,210.00	1,275.00	797.79	1,691.59	700.00	1,076.06	822.00	150.00	32,016.16
41	Type 1		3,748.81	2,014.84	2,733.84	2,159.75	6,830.49	4,644.00	1,161.00	2,275.00	1,312.50	797.79	1,691.59	700.00	1,076.06	822.00	150.00	32,118.66
42	Type 1		3,748.81	2,014.84	2,733.84	2,159.75	6,830.49	4,644.00	1,161.00	2,340.00	1,350.00	797.79	1,691.59	700.00	1,076.06	822.00	150.00	32,221.16
43	Type 1		3,748.81	2,014.84	2,733.84	2,159.75	6,830.49	4,644.00	1,161.00	4,290.00	2,475.00	797.79	1,691.59	700.00	1,076.06	822.00	150.00	35,296.16
44	Type 1		3,748.81	2,014.84	2,733.84	2,159.75	6,830.49	4,644.00	1,161.00	4,355.00	2,512.50	797.79	1,691.59	700.00	1,076.06	822.00	150.00	35,398.66
45	Type 1		3,748.81	2,014.84	2,733.84	2,159.75	6,830.49	4,644.00	1,161.00	4,355.00	2,512.50	797.79	1,691.59	700.00	1,076.06	822.00	150.00	35,398.66
46	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	-	-	3,315.00	1,912.50	731.02	1,472.94	700.00	912.10	364.64	150.00	21,724.76
47	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	-	-	3,315.00	1,912.50	731.02	1,472.94	700.00	912.10	364.64	150.00	21,724.76
48	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	-	-	5,720.00	3,300.00	731.02	1,472.94	700.00	912.10	364.64	150.00	25,517.26
49	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	-	-	5,655.00	3,262.50	731.02	1,472.94	700.00	912.10	333.16	150.00	25,383.28
50	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	-	-	1,625.00	937.50	731.02	1,472.94	700.00	912.10	333.06	150.00	19,028.18

MAXEY GROUNDS

Pricing Matrix - Plot Groundworks — **Magpie Close - Long Sutton**

Plot Nr	House Type	Size	Standard Foundation 600w x 450d	E/o Foundation depth x 900mm wide	Standard masonry detail	Additonal underbuild for increased site levels	Beam, Block & Oversite (9022)	Garages to FFL Standard	Additonal underbuild for increased site levels	Standard driveways	Additional build up to drives	Scaffold Mat (9024)	External Plot Drainage (9030)	Services Trenching & Connects (9040)	Paving & Shed Bases (9023)	Topsoil Rear Gardens (9025)	Clearing & Snag (9060)	Plot Totals
51	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	-	-	1,690.00	975.00	731.02	1,472.94	700.00	912.10	333.06	150.00	19,130.68
52	Type 6		4,349.81	2,060.10	2,384.03	2,475.13	7,017.80	4,644.00	1,161.00	1,040.00	600.00	1,303.86	1,610.64	700.00	1,058.96	584.40	150.00	31,139.73
53	Type 6		4,349.81	2,060.10	2,384.03	2,475.13	7,017.80	4,644.00	1,161.00	1,690.00	975.00	1,303.86	1,610.64	700.00	1,058.96	586.80	150.00	32,167.13
54	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	-	-	1,690.00	975.00	731.02	1,472.94	700.00	909.36	248.27	150.00	19,043.15
55	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	4,644.00	1,161.00	1,690.00	975.00	731.02	1,472.94	700.00	909.36	248.27	150.00	24,848.15
56	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	4,644.00	1,161.00	1,690.00	975.00	731.02	1,472.94	700.00	909.36	678.00	150.00	25,277.88
57	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	4,644.00	1,161.00	2,015.00	1,162.50	731.02	1,472.94	700.00	909.36	678.00	150.00	25,790.38
58	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	4,644.00	1,161.00	2,015.00	1,162.50	731.02	1,472.94	700.00	909.36	609.90	150.00	25,722.28
59	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	4,644.00	1,161.00	5,915.00	3,412.50	731.02	1,472.94	700.00	909.36	609.90	150.00	31,872.28
60	Type 1		3,749.81	2,014.84	2,733.84	2,159.75	6,830.49	4,644.00	1,161.00	5,850.00	3,375.00	797.79	1,691.59	700.00	1,076.06	661.38	150.00	37,595.54
61	Type 1		3,749.81	2,014.84	2,733.84	2,159.75	6,830.49	4,644.00	1,161.00	5,980.00	3,450.00	797.79	1,691.59	700.00	1,076.06	661.38	150.00	37,800.54
62	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	-	-	1,625.00	937.50	731.02	1,472.94	700.00	909.36	323.82	150.00	19,016.20
63	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	-	-	1,560.00	900.00	731.02	1,472.94	700.00	909.36	323.82	150.00	18,913.70
64	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	-	-	1,625.00	937.50	731.02	1,472.94	700.00	909.36	199.74	150.00	18,892.12
65	Type 3		2,256.71	1,214.53	1,501.56	1,660.82	5,532.94	-	-	1,560.00	900.00	731.02	1,472.94	700.00	909.36	199.74	150.00	18,789.62
66	Type 2		3,527.83	1,744.86	4,220.85	1,857.57	6,537.43	4,644.00	1,161.00	2,600.00	1,500.00	1,107.09	1,587.14	700.00	1,116.62	865.80	150.00	33,320.20
67	Type 2		3,527.83	1,744.86	4,220.85	1,857.57	6,537.43	4,644.00	1,161.00	2,665.00	1,537.50	1,107.09	1,587.14	700.00	1,116.62	865.80	150.00	33,422.70
68	Type 2		3,527.83	1,744.86	4,220.85	1,857.57	6,537.43	4,644.00	1,161.00	2,990.00	1,725.00	1,107.09	1,587.14	700.00	1,116.62	865.80	150.00	33,935.20
69	Type 5		4,309.72	2,036.66	2,420.20	2,637.44	7,254.30	4,644.00	1,161.00	2,990.00	1,725.00	1,228.87	1,668.00	700.00	1,123.04	789.36	150.00	34,837.59
70	Type 6		4,349.81	2,060.10	2,384.03	2,475.13	7,017.80	4,644.00	1,161.00	3,315.00	1,912.50	1,303.86	1,610.64	700.00	1,058.96	1,368.00	150.00	35,510.83
																		-
			220,243.24	114,444.48	155,503.03	139,797.46	443,895.45	227,556.00	56,889.00	190,190.00	109,725.00	62,168.76	111,574.41	49,000.00	80,701.78	41,543.76	10,500.00	

Plot Ground Works

	-
Dig & Founds (Standard)	220,243.24
E/o Foundation depth x 900mm wide	114,444.48
Masonry Subs (9021)	155,503.03
Additonal underbuild for increased site levels	139,797.46
Beam, Block & Oversite (9022)	443,895.45
Garages to FFL Standard	227,556.00
Additonal underbuild for increased site levels	56,889.00
Standard driveways	190,190.00
Additional build up to drives	109,725.00
Scaffold Mat (9024)	62,168.76
External Plot Drainage (9030)	111,574.41
Services Trenching & Connects (9040)	49,000.00
Paving & Shed Bases (9023)	80,701.78
Topsoil Rear Gardens (9025)	41,543.76
Clearing & Snag (9060)	10,500.00
	2,013,732.36

	TOTAL ABNORMALS	420,855.93

Site Compound Works

	Total

Raising Levels (Import Fill)

	Total
Site Strip, Import & Compact to Raise Level	#

Total Value

£	2,013,732.36

MAXEY GROUNDS



Lime Walk, Long Sutton

Retaining Wall to Northern and Eastern Boundaries

Tobbermore Secura Grand average 800mm (max 1.00m)	310	lm	Rate	Total
Excavate 400m x 600m dispose to stockpiles on site	310	lm	£3.96	£1,227.60
200mm concrete fdn	310	lm	£24.76	£7,675.60
perforated drainage backfilled with 300mm shingle	310	lm	£16.04	£4,972.40
Place tobermore blocks - running bond	310	lm	£331.90	£102,889.00
Fill compact and level 10mm shingle within tobermore	310	lm	£12.00	£3,720.00
Backfill backside of retaining wall with shingle	310	lm	£9.24	£2,864.40
Coping stones	310	lm	£52.10	£16,151.00
Total linear			£450.00	£139,500.00

Description	Measure	Unit	Rate	Value
Suplply and install pump station to design requirements to include excavation , formwork . Backfil and associated pipework	1	nr	£ 150,000.00	£ 150,000.00
Pump Station			***Total***	***£ 150,000.00***

	Geotextile	281	M2	£ 2.50	£ 703.00
	S13-199.2M3 (1.2 DEEP)				
	Preformed soakaway units	996	Each	£ 35.10	£ 34,959.60
	Excavate pit & Clear(1M working room)	379	M3	£ 60.00	£ 22,766.40
	L&C base	166	M2	£ 2.00	£ 332.00
	Earthwork support	64	M2	£ 2.00	£ 127.68
	Gravel base and surround; 150mm thick	62	M3	£ 62.00	£ 3,829.74
	500mm Type1 Backfill above gravel	112	M3	£ 80.00	£ 8,928.00
	Geotextile	396	M2	£ 2.50	£ 989.60
	S13-234M3 (.8 DEEP)				
	Preformed soakaway units	1172	Each	£ 35.10	£ 41,137.20
	Excavate pit & Clear(1M working room)	488	M3	£ 60.00	£ 29,296.80
	L&C base	293	M2	£ 2.00	£ 586.00
	Earthwork support	113	M2	£ 2.00	£ 225.16
	Gravel base and surround; 150mm thick	101	M3	£ 62.00	£ 6,253.88
	500mm Type1 Backfill above gravel	187.75	M3	£ 80.00	£ 15,020.00
	Geotextile	649	M2	£ 2.50	£ 1,622.20
	Cellular Tank			***Total***	***£ 595,503.26***

MAXEY GROUNDS

Magpie Close Cellular Tanks

	Description	Measure	Unit	Rate	Value
ITM	**Cellular Tanks 1/.5/.4M**				
	S5- 132M3				
	Preformed soakaway units	660	Each	£ 35.10	£ 23,166.00
	Excavate pit & Clear(1M working room)	378	M3	£ 60.00	£ 22,680.00
	L&C base	330	M2	£ 2.00	£ 660.00
	Earthwork support	94	M2	£ 2.00	£ 188.00
	Gravel base and surround; 150mm thick	104	M3	£ 62.00	£ 6,457.92
	500mm Type1 Backfill above gravel	210	M3	£ 80.00	£ 16,800.00
	Geotextile	694	M2	£ 2.50	£ 1,736.00
	S7 -344M3			**£ 243.60**	
	Preformed soakaway units	1720	Each	£ 35.10	£ 60,372.00
	Excavate pit & Clear(1M working room)	702	M3	£ 60.00	£ 42,120.00
	L&C base	430	M2	£ 2.00	£ 860.00
	Earthwork support	85	M2	£ 2.00	£ 169.60
	Gravel base and surround; 150mm thick	150	M3	£ 62.00	£ 9,279.54
	500mm Type1 Backfill above gravel	270	M3	£ 80.00	£ 21,600.00
	Geotextile	945	M2	£ 2.50	£ 2,362.00
	S8 -132M3				
	Preformed soakaway units	660	Each	£ 35.10	£ 23,166.00
	Excavate pit & Clear(1M working room)	378	M3	£ 60.00	£ 22,680.00
	L&C base	330	M2	£ 2.00	£ 660.00
	Earthwork support	94	M2	£ 2.00	£ 188.00
	Gravel base and surround; 150mm thick	104	M3	£ 62.00	£ 6,457.92
	500mm Type1 Backfill above gravel	210	M3	£ 80.00	£ 16,800.00
	Geotextile	694	M2	£ 2.50	£ 1,736.00
	S10 -160M3				
	Preformed soakaway units	800	Each	£ 35.10	£ 28,080.00
	Excavate pit & Clear(1M working room)	351	M3	£ 60.00	£ 21,060.00
	L&C base	200	M2	£ 2.00	£ 400.00
	Earthwork support	96	M2	£ 2.00	£ 192.40
	Gravel base and surround; 150mm thick	73	M3	£ 62.00	£ 4,517.94
	500mm Type1 Backfill above gravel	135	M3	£ 80.00	£ 10,800.00
	Geotextile	453	M2	£ 2.50	£ 1,132.00
	S11- 85.2M3				
	Preformed soakaway units	426	Each	£ 35.10	£ 14,952.60
	Excavate pit & Clear(1M working room)	187	M3	£ 60.00	£ 11,220.00
	L&C base	71	M2	£ 2.00	£ 142.00
	Earthwork support	38	M2	£ 2.00	£ 75.60
	Gravel base and surround; 150mm thick	28	M3	£ 62.00	£ 1,705.62
	500mm Type1 Backfill above gravel	55	M3	£ 80.00	£ 4,400.00
	Geotextile	184.6	M2	£ 2.50	£ 461.50
	S12- 131.4M3				
	Preformed soakaway units	657	Each	£ 35.10	£ 23,060.70
	Excavate pit & Clear(1M working room)	280	M3	£ 60.00	£ 16,773.90
	L&C base	110	M2	£ 2.00	£ 219.00
	Earthwork support	100	M2	£ 2.00	£ 200.60
	Gravel base and surround; 150mm thick	42	M3	£ 62.00	£ 2,615.16
	500mm Type1 Backfill above gravel	82	M3	£ 80.00	£ 6,578.00

MAXEY GROUNDS

Magpie Close Attenuation Basins

	Description	Measure	Unit	Rate	Value
	Attenuation adjacent MH				
	S5- 694M2				
	Excavate pit & Clear(1M working room)	675	M3	£ 60.00	£ 40,500.00
	L&C base	694	M2	£ 3.75	£ 2,602.50
	Geotextile	694	M2	£ 9.50	£ 6,596.80
	Import topsoil minimum 150 layer	104	M3	£ 110.00	£ 11,451.00
	Grade and compact to levels	330	M2	£ 21.00	£ 6,930.00
	S7 -945M2				
	Excavate pit & Clear(1M working room)	1339	M3	£ 60.00	£ 80,340.00
	L&C base	945	M2	£ 3.75	£ 3,543.75
	Geotextile	945	M2	£ 9.50	£ 8,975.60
	Import topsoil minimum 150 layer	142	M3	£ 110.00	£ 15,589.20
	Grade and compact to levels	945	M2	£ 21.00	£ 19,845.00
	S8 -694M3				
	Excavate pit & Clear(1M working room)	625	M3	£ 60.00	£ 37,476.00
	L&C base	694	M2	£ 2.00	£ 1,388.00
	Geotextile	694	M2	£ 9.50	£ 6,596.80
	Import topsoil minimum 150 layer	104	M3	£ 110.00	£ 11,451.00
	Grade and compact to levels	694	M2	£ 21.00	£ 14,574.00
	S10 -453M2				
	Excavate pit & Clear(1M working room)	651.3	M3	£ 60.00	£ 39,078.00
	L&C base	453	M2	£ 2.00	£ 906.00
	Geotextile	453	M2	£ 9.50	£ 4,301.60
	Import topsoil minimum 150 layer	68	M3	£ 110.00	£ 7,471.20
	Grade and compact to levels	453	M2	£ 21.00	£ 9,513.00
	S11- 185M2				
	Excavate pit & Clear(1M working room)	314.5	M3	£ 60.00	£ 18,870.00
	L&C base	185	M2	£ 2.00	£ 370.00
	Geotextile	184.6	M2	£ 9.50	£ 1,753.70
	Import topsoil minimum 150 layer	27.75	M3	£ 110.00	£ 3,052.50
	Grade and compact to levels	185	M2	£ 21.00	£ 3,885.00
	S12- 281M2				
	Excavate pit & Clear(1M working room)	478	M3	£ 60.00	£ 28,662.00
	L&C base	281	M2	£ 2.00	£ 562.00
	Geotextile	281	M2	£ 9.50	£ 2,671.40
	Import topsoil minimum 150 layer	42	M3	£ 110.00	£ 4,636.50
	Grade and compact to levels	281	M2	£ 21.00	£ 5,901.00
	S13-396M2				
	Excavate pit & Clear(1M working room)	673	M3	£ 60.00	£ 40,392.00
	L&C base	396	M2	£ 2.00	£ 792.00
	Geotextile	396	M2	£ 9.50	£ 3,760.48
	Import topsoil minimum 150 layer	59	M3	£ 110.00	£ 6,534.00
	Grade and compact to levels	396	M2	£ 21.00	£ 8,316.00
	S13 650M2				
	Excavate pit & Clear(1M working room)	845	M3	£ 60.00	£ 50,700.00
	L&C base	650	M2	£ 2.00	£ 1,300.00
	Geotextile	650	M2	£ 9.50	£ 6,175.00
	Import topsoil minimum 150 layer	97.5	M3	£ 110.00	£ 10,725.00

	Grade and compact to levels	650	M2	£ 21.00	£ 13,650.00
	Attenuation Basins			***Total***	***£ 541,838.03***

MAXEY GROUNDS

Magpie Close Porous Paving

Assumed 80mm blocks 50mm grit permeable membrane Suds to depth permeable membrane

Description	Measure	Unit	Rate	Value
Area A .750 Deep				
Excavation store onsite	359	M3	£ 31.00	£ 11,113.50
Proof Roll	403	M2	£ 5.50	£ 2,216.50
Terram	403	M2	£ 12.50	£ 5,037.50
SUDS	250	M3	£ 115.00	£ 28,733.90
Compact 150 layers	2015	M2	£ 5.50	£ 11,082.50
Porous Concrete Block Paving				
80mm thick on and including 50mm thick Type 2/6.3 bedding layer	403	M2	£ 89.00	£ 35,867.00
Area B .750 Deep				
Excavation store onsite	166	M3	£ 31.00	£ 5,138.25
Proof Roll	221	M2	£ 5.50	£ 1,215.50
Terram	221	M2	£ 12.50	£ 2,762.50
SUDS	137	M3	£ 115.00	£ 15,757.30
Compact 150 layers	1105	M2	£ 5.50	£ 6,077.50
Porous Concrete Block Paving				
80mm thick on and including 50mm thick Type 2/6.3 bedding layer	221	M2	£ 89.00	£ 19,669.00
Area C .900 Deep				
Excavation	95	M3	£ 31.00	£ 2,929.50
Proof Roll	105	M2	£ 5.50	£ 577.50
Terram	105	M2	£ 12.50	£ 1,312.50
SUDS	80.85	M3	£ 115.00	£ 9,297.75
Compact 150 layers	630	M2	£ 5.50	£ 3,465.00
Porous Concrete Block Paving				
80mm thick on and including 50mm thick Type 2/6.3 bedding layer	105	M2	£ 89.00	£ 9,345.00
Area D 1.2 Deep				
Excavation store onsite	175	M3	£ 31.00	£ 5,431.20
Proof Roll	146	M2	£ 5.50	£ 803.00
Terram	146	M2	£ 12.50	£ 1,825.00
SUDS	156	M3	£ 115.00	£ 17,965.30
Compact 150 layers	1168	M2	£ 5.50	£ 6,424.00
Porous Concrete Block Paving				
80mm thick on and including 50mm thick Type 2/6.3 bedding layer	146	M2	£ 89.00	£ 12,994.00
Area E .35 Deep				
Excavation store onsite	112	M3	£ 31.00	£ 3,461.15
Proof Roll	319	M2	£ 5.50	£ 1,754.50
Terram	319	M2	£ 12.50	£ 3,987.50
SUDS	70.18	M3	£ 115.00	£ 8,070.70

Compact 150 layers	638	M2	£ 5.50	£ 3,509.00
Porous Concrete Block Paving				
80mm thick on and including 50mm thick Type 2/6.3 bedding layer	319	M2	£ 89.00	£ 28,391.00
Area F .300 Deep				
Excavation store onsite	28	M3	£ 31.00	£ 874.20
Proof Roll	94	M2	£ 5.50	£ 517.00
Terram	94	M2	£ 12.50	£ 1,175.00
SUDS	15.98	M3	£ 115.00	£ 1,837.70
Compact 150 layers	188	M2	£ 5.50	£ 1,034.00
Porous Concrete Block Paving				
80mm thick on and including 50mm thick Type 2/6.3 bedding layer	94	M2	£ 89.00	£ 8,366.00
Area G .600 Deep				
Excavation store onsite	158	M3	£ 31.00	£ 4,891.80
Proof Roll	263	M2	£ 5.50	£ 1,446.50
Terram	263	M2	£ 12.50	£ 3,287.50
SUDS	123.6	M3	£ 115.00	£ 14,215.15
Compact 150 layers	1052.0	M2	£ 5.50	£ 5,786.00
Porous Concrete Block Paving				£ -
80mm thick on and including 50mm thick Type 2/6.3 bedding layer	263	M2	£ 89.00	£ 23,407.00
				£ -
Cuts around lids and edging/kerbs	1	nr	£ 25,000.00	£ 25,000.00
Spoil ofsite	1092	M3	£ 95.00	£ 103,702.00
10% assumed wastage charge for blocks, SUDS & grit	155.1	M2	£ 129.00	£ 20,007.90

Porous Paving ***Total*** ***£ 481,762.30***

MAXEY GROUNDS

Magpie Close SW Drainage

Description	Measure	Unit	Rate	Value
Excavating and backfilling type1 spoil onsite				
300 Pipe				
Depth 1-1.500				
Run 1.000	46	M	£ 100.56	£ 4,617.72
Run 1.001	52	M	£ 100.56	£ 5,267.33
Run 2.000	37	M	£ 100.56	£ 3,757.93
Depth 1.500-2.000				
Run 4.000	33	M	£ 160.63	£ 5,271.88
In trenches	168	M	£ 64.30	£ 10,833.91
Granular material: 10 or 14 single sized aggregate, in accordance with BS 882: to be obtained off site				
150 Beds and 150 surrounds	168	M	£ 31.00	£ 5,208.00
Excavating and backfilling type1 spoil onsite				
450 Pipe				
Depth 1-1.500				
Run 1.002	19	M	£ 130.26	£ 2,463.22
Run 1.003	11.7	M	£ 130.26	£ 1,524.04
Depth 1.500-2.000				
Run 1.004	38.3	M	£ 151.92	£ 5,818.54
Run 3.000	12.88	M	£ 151.92	£ 1,956.73
Run 1.005	12.48	M	£ 151.92	£ 1,895.96
Run 1.006	24.9	M	£ 151.92	£ 3,782.81
				£ -
In trenches	119	M	£ 72.00	£ 8,580.24
Granular material: 10 or 14 single sized aggregate, in accordance with BS 882: to be obtained off site				
150 Beds and 150 surrounds	119	M	£ 37.72	£ 4,495.09
Excavating and backfilling type1 spoil onsite				
600 Pipe				
Depth 1.500-2.000				
Run 1.007	24.6	M	£ 250.00	£ 6,150.00
Depth 2.000-2.500				
Run 1.008	32.2	M	£ 275.00	£ 8,855.00

Run 1.009	10.5	M	£ 275.00	£ 2,887.50
In trenches	67.3	M	£ 115.00	£ 7,739.50
Granular material: 10 or 14 single sized aggregate, in accordance with BS 882: to be obtained off site				
150 Beds and 150 surrounds	67.3	M	£ 54.00	£ 3,634.20
				£ -
ROAD GULLY				£ -
450 X 750 ROAD GULLY; concrete bed & surround; 150dia outlet; hinged cover and frame	29	nr	£ 311.00	£ 9,019.00
Muck offsite Licensed tip less than 50KM		M3	£ 60.00	
Supply and install headwall to design to include handrail	2	nr	£ 5,750.00	£ 11,500.00
				£ -
				£ -
Supply by specialist crossing over culvert and all associated design requirements	1	nr	£ 250,000.00	£ 250,000.00
				£ -
				£ -
Storm Water			***Total***	***£ 365,258.59***

MAXEY GROUNDS

132 Kelsey Road FW BQ

ITM	Description	Qty	Unit	Rate	Value
	Excavating and backfilling type1 spoil onsite				
	For pipes: not exceeding 200 nominal size				
	average depth 1000-1500				
	F 3.000	16	M	£ 106.00	£ 1,687.52
	av depth 1500-2000				
	F 4.000	33	M	£ 161.00	£ 5,280.80
	F 3.001	52	M	£ 161.00	£ 8,441.23
	av depth 2/2500				
	F 3.002	24	M	£ 197.00	£ 4,767.40
	F 5.002	12	M	£ 197.00	£ 2,364.00
	F 5..003	24	M	£ 197.00	£ 4,668.90
	F 5.000	29	M	£ 197.00	£ 5,614.50
	F 6.000	21	M	£ 197.00	£ 4,137.00
	av depth 3/3.500				
	F 1.003	15	M	£ 329.00	£ 4,935.00
	F 3.002	16	M	£ 329.00	£ 5,329.80
	F 1.004	40	M	£ 329.00	£ 13,094.20
	F 1.005	15	M	£ 329.00	£ 5,000.80
	F 1.006	23	M	£ 329.00	£ 7,534.10
	150 dia Pipes				
	in trenches	320	M	£ 26.12	£ 8,349.26
	Granular material: 10 or 14 single sized aggregate, in accordance with BS 882: to be obtained off site				
	150 Beds and 150 surrounds				
	to 150 nominal size pipe	320	M	£ 16.15	£ 5,162.35
	Muck offsite Licensed tip less than 50KM		M3	£ 60.00	

Foul Water *Total* *£ 86,366.86*

MAXEY GROUNDS

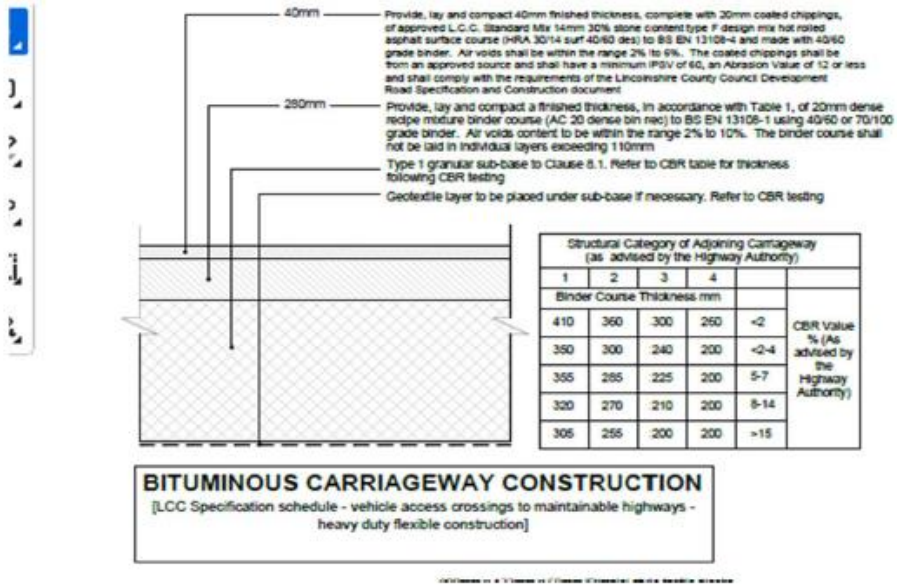
Magpie Close MHs

Description	Measure	Unit	Rate	Value
Excavation , benching and installing with 1/3 risers no lids				
Storm Water				
1200 Diameter MHs				
No deeper than 1.5				
S1/S2/S3/S4/S5/S6/S7/S8/S10	9	Each	£ 2,364.00	£ 21,276.00
No deeper than 2.000				
S9/S11/S12/S13	4	Each	£ 2,646.00	£ 10,584.00
heavy duty Class D400: single seal: clear opening 600 x 600	13	Each	£ 203.00	£ 2,639.00
Foul Water				
1200 Diameter MHs				
No deeper than 2.000				
F15/F5/F6/F16/F17/F1	6	Each	£ 2,646.00	£ 15,876.00
No deeper than 2.500				
F4/F3/F2	3	Each	£ 4,521.00	£ 13,563.00
No deeper than 4.000				
F7/F8/F13/F14	4	Each	£ 7,441.00	£ 29,764.00
heavy duty Class D400: single seal: clear opening 600 x 600	13	Each	£ 203.00	£ 2,639.00
SW 13 Hydobrake install only	1	nr	£ 3,500.00	£ 3,500.00
MHs			***Total***	***£ 99,841.00***

MAXEY GROUNDS

Magpie Close Road 2500M2
Assumed categrory 3 CBR 5+

Description	Measure	Unit	Rate	Value
Excavation spoil of site(545)	1363	M3	£ 65.00	£ 88,562.50
Proof roll	2500	M2	£ 1.65	£ 4,125.00
Type 1 MOT(225)	563	M3	£ 90.00	£ 50,625.00
KERBS				
Precast Concrete Half Batter Kerbs on and including 375 x 150 C16/20 Concrete Bed & Haunch; incl Excavation, Compacting & Disposal; bed and point kerbs				
HB2 125X255 (125 UPSTAND)	861	M	£ 63.00	£ 54,243.00
Tarmac Base Course(280mm)	2500	M2	£ 115.00	£ 287,500.00
Tarmac Wearing Course	2500	M2	£ 185.00	£ 462,500.00
				£ -
White Linning	5	Day	£ 2,100.00	£ 10,500.00
				£ -
				£ -
				£ -
				£ -
Road Total			***Total***	***£ 958,055.50***



Structural Category of Adjoining Carriageway (as advised by the Highway Authority)					
1	2	3	4		
Binder Course Thickness mm					
410	360	300	260	<2	CBR Value % (As advised by the Highway Authority)
350	300	240	200	<2-4	
355	285	225	200	5-7	
320	270	210	200	8-14	
305	255	200	200	>15	

BITUMINOUS CARRIAGEWAY CONSTRUCTION
[LCC Specification schedule - vehicle access crossings to maintainable highways - heavy duty flexible construction]

Description	Measure	Unit	Rate	Value
Set compound	1	nr	£ 1,200.00	£ 1,200.00
Derig Compound	1	nr	£ 1,200.00	£ 1,200.00
SupplySecure Containers for works duration	12	wk	£ 500.00	£ 6,000.00
Delivery to site of containers	1	nr	£ 750.00	£ 750.00
Removal of site containers	1	nr	£ 750.00	£ 750.00
Maintain and tidy compound for works duration	12	wk	£ 500.00	£ 6,000.00
				£ -
				£ -
				£ -
				£ -
				£ -
				£ -
				£ -
Site Setup			***Total***	***£ 15,900.00***

Item	Quote
Prelims	£ 78,000.00
Site Set Up	£ 15,900.00
Cellular Tanks	£ 595,503.26
Attenuation Basins	£ 541,838.03
Porous Paving	£ 481,762.30
Storm Water	£ 365,258.59
Foul Water	£ 86,366.86
MHs	£ 99,841.00
Pump Station	£ 150,000.00
Road	£ 958,055.50
Total	**£ 3,372,525.53**

Tender	£ 3,372,525.53

MAXEY GROUNDS

Appendix V – HCA Appraisal Tool Output – 25% Affordable Housing and £394003 Cash Contribution

HCA Development Appraisal Tool — Printed 04/06/2024

Surplus (Deficit) from input land valuation at 1/9/2023 -£4,631,696

HCA DEVELOPMENT APPRAISAL TOOL

SUMMARY | DETAIL

SCHEME

Site Address	Lime Walk Long Sutton PE12 9JQ	Date of apprasal	01/09/2023
Site Reference		Net Residential Site Area	2.24
File Source		Author & Organisation	J R Maxey Maxey Grounds & Co LLP PE13 1JA
Scheme Description	70 Units with 25%	Registered Provider (whet	0

Housing Mix (Affordable + Open Market)

Total Number of Units	70	units
Total Number of Open Market Units	52	units
Total Number of Affordable Units	18	units
Total Net Internal Area (sq m)	7,103	sq m
% Affordable by Unit	25.7%	
% Affordable by Area	22.5%	
Density	31	units/ hectare
Total Number of A/H Persons	0	Persons
Total Number of Open Market Persons	0	Persons
Total Number of Persons	0	Persons
Gross site Area	2.24	hectares
Net Site Area	2.24	hectares
Net Internal Housing Area / Hectare	3,171	sq m / hectare

equals 13,811 sqft per acre

Average value (£ per unit)	Open Market Phase 1:	Open Market Phase 2:	Open Market Phase 3:	Open Market Phase 4:	Open Market Phase 5:	Total
1 Bed Flat Low rise	£0	£0	£0	£0	£0	
2 Bed Flat Low rise	£0	£0	£0	£0	£0	
3 Bed Flat Low rise	£0	£0	£0	£0	£0	
4 Bed + Flat Low rise	£0	£0	£0	£0	£0	
1 Bed Flat High rise	£0	£0	£0	£0	£0	
2 Bed Flat High rise	£0	£0	£0	£0	£0	
3 Bed Flat High rise	£0	£0	£0	£0	£0	
4 Bed + Flat High rise	£0	£0	£0	£0	£0	
2 Bed House	£0	£0	£0	£0	£0	
3 Bed House	£252,083	£0	£0	£0	£0	
4 Bed + House	£342,500	£0	£0	£0	£0	
Total Revenue £	**£13,470,000**	**£0**	**£0**	**£0**	**£0**	**£13,470,000**
Net Area (sq m)	5,507	-	-	-	-	5,507
Revenue (£ / sq m)	£2,446	-	-	-	-	

CAPITAL VALUE OF OPEN MARKET SALES £13,470,000

Capital Value of Private Rental

Phase 1	£0
Phase 2	£0
Phase 3	£0
Phase 4	£0
Phase 5	£0
Total PR	£0

CAPITAL VALUE OF OPEN MARKET HOUSING			£13,470,000	£ 2,446 psqm
BUILD COST OF OPEN MARKET HOUSING Inc Contingency	£7,541,286	£ 1,369 psqm		
CONTRIBUTION TO SCHEME COSTS FROM OPEN MARKET HOUSING				£5,928,714

AH Residential Values

AH & RENTAL VALUES BASED ON NET RENTS

Type of Unit	Social Rented	Shared Ownership (all phases)	Affordable Rent (all phases)	Total
1 Bed Flat Low rise				
2 Bed Flat Low rise				
3 Bed Flat Low rise				
4 Bed + Flat Low rise				
1 Bed Flat High rise				
2 Bed Flat High rise				
3 Bed Flat High rise				
4 Bed + Flat High rise				
2 Bed House		£206,698	£1,098,006	£1,304,704
3 Bed House		£508,542	£450,418	£958,960
4 Bed + House				
	£0	£715,240	£1,548,424	£2,263,664
£ psqm of CV (phase 1)	-	1,418	1,348	

CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING OTHER FUNDING)			£2,263,664	
RP Cross Subsidy (use of own assets)			£0	
LA s106 commuted in lieu			£0	
RP Re-cycled SHG			£0	
Use of AR rent conversion income			£0	
Other source of AH funding			£0	
OTHER SOURCES OF AFFORDABLE HOUSING FUNDING			£0	
CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING OTHER FUNDING)			£2,263,664	
BUILD COST OF AFFORDABLE HOUSING Inc Contingency	£2,185,562	£ 1,369 psqm		
CONTRIBUTION TO SCHEME COSTS FROM AFFORDABLE HOUSING				£78,101

Car Parking

No. of Spaces	Price per Space (£)	Value
-	-	£0

Value of Residential Car Parking			£0
Car Parking Build Costs		£0	
Ground rent			
		Capitalised annual ground rent	
Social Rented		£0	
Shared Ownership		£0	
Affordable Rent		£0	
Open market (all phases)		£0	
Capitalised Annual Ground Rents			£0
TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME			£15,733,664
TOTAL BUILD COST OF RESIDENTIAL SCHEME		£9,726,848	
TOTAL CONTRIBUTION OF RESIDENTIAL SCHEME			£6,006,815
Non-Residential			
		Cost	Values
Office		£0	£0
Retail		£0	£0
Industrial		£0	£0
Leisure		£0	£0
Community Use		£0	£0
Community Infrastructure Levy		£0	
CAPITAL VALUE OF NON-RESIDENTIAL SCHEME			£0
COSTS OF NON-RESIDENTIAL SCHEME		£0	
CONTRIBUTION TO SCHEME COSTS FROM NON-RESIDENTIAL			£0
GROSS DEVELOPMENT VALUE OF SCHEME			£15,733,664
TOTAL BUILD COSTS		£9,726,848	
TOTAL CONTRIBUTION TO SCHEME COSTS			£6,006,815

External Works & Infrastructure Costs (£)			Per unit	% of GDV	per Hectare
Site Preparation/Demolition		£0			
Roads and Sewers		£3,372,525	48,179	21.4%	1,505,592
Services (Power, Water, Gas, Telco and IT)		£0			
Strategic Landscaping		£0			
Off Site Works		£0			
Public Open Space		£100,000	1,429	0.6%	44,643
Site Specific Sustainability Initiatives		£0			
Plot specific external works		£210,000	3,000	1.3%	93,750
Other 1		£632,000	9,029	4.0%	282,143
Other 2		£0			
		£4,314,525		27.4%	1,926,127
Other site costs					
Fees and certification	8.0%	£759,169	10,845	4.8%	338,915
Other Acquisition Costs (£)		£0			
Site Abnormals (£)					
De-canting tenants		£0			
Decontamination		£0			
Other		£420,856	6,012	2.7%	187,882
Other 2		£607,378	8,677	3.9%	271,151
Other 3		£96,000	1,371	0.6%	42,857
Other 4		£250,000	3,571	1.6%	111,607
Other 5		£139,500	1,993	0.9%	62,277
		£1,513,734		9.6%	675,774
Total Site Costs inc Fees		£6,587,428	94,106		
Statutory 106 Costs (£)					
Education		£347,803	4,969		
Sport & Recreation		£0			
Social Infrastructure		£0			
Public Realm		£0			
Affordable Housing		£0			
Transport		£0			
Highway		£0			
Health		£46,200	660		
Public Art		£0			
Flood work		£0			
Community Infrastructure Levy		£0			
Other Tariff		£0			
Other 1		£0			
Other 2		£0			
Other 3		£0			
Other 4		£0			
Statutory 106 costs		£394,003	5,629		
Marketing (Open Market Housing ONLY)			per OM unit		
Sales/letting Fees	3.0%	£404,100	7,771		

HCA Development Appraisal Tool — Printed 04/06/2024

Legal Fees (per Open Market unit):	£750	£39,000	750		
Marketing (Affordable Housing)			per affordable unit		
Developer cost of sale to RP (£)		£10,000	556		
RP purchase costs (£)		£0			
Intermediate Housing Sales and Marketing (£)		£0			
Total Marketing Costs		**£453,100**			
Total Direct Costs			**£17,161,379**		
Finance and acquisition costs					
Land Payment		£616,000	11,846	per OM home	275,000 per hectare
Arrangement Fee		£20,000	1.8%	of interest	
Misc Fees (Surveyors etc)		£10,000	0.06%	of scheme value	
Agents Fees		£0			
Legal Fees		£6,160			
Stamp Duty		£20,300			
Total Interest Paid		£1,099,643			
Total Finance and Acquisition Costs			**£1,772,103**		
Developer's return for risk and profit					
Residential					
Market Housing Return (inc OH) on Valu	17.5%	£2,357,250	45,332	per OM unit	
Affordable Housing Return on Cost	6.0%	£127,935	7,108	per affordable unit	
Return on sale of Private Rent	0.0%	£0	#DIV/0!	per PR unit	
Non-residential					
Office	£0				
Retail	£0				
Industrial	£0				
Leisure	£0				
Community-use	£0	£0			
Total Operating Profit			**£2,485,185**		
(i.e. profit after deducting sales and site specific finance costs but before deducting developer overheads and taxation)					
TOTAL COST			£21,418,667		
Surplus/(Deficit) at completion 1/7/2026				**(£5,685,004)**	
Present Value of Surplus (Deficit) at 1/9/2023				**(£4,631,696)**	
Scheme Investment MIRR		-9.4% (before Developer's returns and interest to avoid double counting returns)			
Site Value as a Percentage of Total Scheme Value		3.9%		Peak Cash Requirement	-£7,188,989
Site Value (PV) per hectare		-£2,067,722 per hectare		-£1,027,093 per acre	

Appendix VI – HCA Appraisal Tool Output – No Affordable Housing and No S106 Contribution

HCA Development Appraisal Tool — Printed 04/06/2024

Surplus (Deficit) from input land valuation at 1/9/2023 -£3,425,714

HCA DEVELOPMENT APPRAISAL TOOL

SUMMARY | DETAIL

SCHEME

Site Address: Lime Walk Long Sutton PE12 9JQ
Site Reference:
File Source:
Scheme Description: 70 Units with no
Date of appraisal: 01/09/2023
Net Residential Site Area: 2.24
Author & Organisation: J R Maxey Maxey Grounds & Co LLP PE13 1JA
Registered Provider (wher: 0

Housing Mix (Affordable + Open Market)

Total Number of Units	70	units
Total Number of Open Market Units	70	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	7,103	sq m
% Affordable by Unit	0.0%	
% Affordable by Area	0.0%	
Density	31	units/ hectare
Total Number of A/H Persons	0	Persons
Total Number of Open Market Persons	0	Persons
Total Number of Persons	0	Persons
Gross site Area	2.24	hectares
Net Site Area	2.24	hectares
Net Internal Housing Area / Hectare	3,171	sq m / hectare

equals 13,811 sqft per acre

Average value (£ per unit)	Open Market Phase 1:	Open Market Phase 2:	Open Market Phase 3:	Open Market Phase 4:	Open Market Phase 5:	Total
1 Bed Flat Low rise	£0	£0	£0	£0	£0	
2 Bed Flat Low rise	£0	£0	£0	£0	£0	
3 Bed Flat Low rise	£0	£0	£0	£0	£0	
4 Bed + Flat Low rise	£0	£0	£0	£0	£0	
1 Bed Flat High rise	£0	£0	£0	£0	£0	
2 Bed Flat High rise	£0	£0	£0	£0	£0	
3 Bed Flat High rise	£0	£0	£0	£0	£0	
4 Bed + Flat High rise	£0	£0	£0	£0	£0	
2 Bed House	£196,667	£0	£0	£0	£0	
3 Bed House	£252,593	£0	£0	£0	£0	
4 Bed + House	£342,500	£0	£0	£0	£0	
Total Revenue £	£17,370,000	£0	£0	£0	£0	£17,370,000
Net Area (sq m)	7,103	-	-	-	-	7,103
Revenue (£ / sq m)	£2,445	-	-	-	-	

CAPITAL VALUE OF OPEN MARKET SALES £17,370,000

Capital Value of Private Rental

Phase 1	£0
Phase 2	£0
Phase 3	£0
Phase 4	£0
Phase 5	£0
Total PR	£0

CAPITAL VALUE OF OPEN MARKET HOUSING £17,370,000 £ 2,445 psqm
BUILD COST OF OPEN MARKET HOUSING Inc Contingency £9,726,848 £ 1,369 psqm
CONTRIBUTION TO SCHEME COSTS FROM OPEN MARKET HOUSING £7,643,152

AH Residential Values

AH & RENTAL VALUES BASED ON NET RENTS

Type of Unit	Social Rented	Shared Ownership (all phases)	Affordable Rent (all phases)	Total
1 Bed Flat Low rise				
2 Bed Flat Low rise				
3 Bed Flat Low rise				
4 Bed + Flat Low rise				
1 Bed Flat High rise				
2 Bed Flat High rise				
3 Bed Flat High rise				
4 Bed + Flat High rise				
2 Bed House				
3 Bed House				
4 Bed + House				
	£0	£0	£0	£0
£ psqm of CV (phase 1)	-	-	-	

CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING OTHER FUNDING) £0

RP Cross Subsidy (use of own assets)	£0
LA s106 commuted in lieu	£0
RP Re-cycled SHG	£0
Use of AR rent conversion income	£0
Other source of AH funding	£0

OTHER SOURCES OF AFFORDABLE HOUSING FUNDING £0

CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING OTHER FUNDING) £0
BUILD COST OF AFFORDABLE HOUSING Inc Contingency £0 #DIV/0!
CONTRIBUTION TO SCHEME COSTS FROM AFFORDABLE HOUSING £0

Car Parking

No. of Spaces	Price per Space (£)	Value
-	-	£0

Value of Residential Car Parking		£0
Car Parking Build Costs	£0	

Ground rent

	Capitalised annual ground rent
Social Rented	£0
Shared Ownership	£0
Affordable Rent	£0
Open market (all phases)	£0
Capitalised Annual Ground Rents	£0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME		£17,370,000
TOTAL BUILD COST OF RESIDENTIAL SCHEME	£9,726,848	
TOTAL CONTRIBUTION OF RESIDENTIAL SCHEME		£7,643,152

Non-Residential

	Cost	Values
Office	£0	£0
Retail	£0	£0
Industrial	£0	£0
Leisure	£0	£0
Community Use	£0	£0
Community Infrastructure Levy	£0	

CAPITAL VALUE OF NON-RESIDENTIAL SCHEME		£0
COSTS OF NON-RESIDENTIAL SCHEME	£0	
CONTRIBUTION TO SCHEME COSTS FROM NON-RESIDENTIAL		£0

GROSS DEVELOPMENT VALUE OF SCHEME		£17,370,000
TOTAL BUILD COSTS	£9,726,848	
TOTAL CONTRIBUTION TO SCHEME COSTS		£7,643,152

External Works & Infrastructure Costs (£)			Per unit	% of GDV	per Hectare
Site Preparation/Demolition		£0			
Roads and Sewers		£3,372,525	48,179	19.4%	1,505,592
Services (Power, Water, Gas, Telco and IT)		£0			
Strategic Landscaping		£0			
Off Site Works		£0			
Public Open Space		£100,000	1,429	0.6%	44,643
Site Specific Sustainability Initiatives		£0			
Plot specific external works		£210,000	3,000	1.2%	93,750
Other 1		£632,000	9,029	3.6%	282,143
Other 2		£0			
		£4,314,525		24.8%	1,926,127
Other site costs					
Fees and certification	8.0%	£759,169	10,845	4.4%	338,915
Other Acquisition Costs (£)		£0			
Site Abnormals (£)					
De-canting tenants		£0			
Decontamination		£0			
Other		£420,856	6,012	2.4%	187,882
Other 2		£607,378	8,677	3.5%	271,151
Other 3		£96,000	1,371	0.6%	42,857
Other 4		£250,000	3,571	1.4%	111,607
Other 5		£139,500	1,993	0.8%	62,277
		£1,513,734		8.7%	675,774
Total Site Costs inc Fees		£6,587,428	94,106		

Statutory 106 Costs (£)	
Education	£0
Sport & Recreation	£0
Social Infrastructure	£0
Public Realm	£0
Affordable Housing	£0
Transport	£0
Highway	£0
Health	£0
Public Art	£0
Flood work	£0
Community Infrastructure Levy	£0
Other Tariff	£0
Other 1	£0
Other 2	£0
Other 3	£0
Other 4	£0
Statutory 106 costs	£0

Marketing (Open Market Housing ONLY)			per OM unit
Sales/letting Fees	3.0%	£521,100	7,444

Legal Fees (per Open Market unit):	£750	£52,500	750		
Marketing (Affordable Housing)			per affordable unit		
Developer cost of sale to RP (£)		£0			
RP purchase costs (£)		£0			
Intermediate Housing Sales and Marketing (£)		£0			
Total Marketing Costs		**£573,600**			
Total Direct Costs			**£16,887,876**		
Finance and acquisition costs					
Land Payment		£616,000	8,800	per OM home	275,000 per hectare
Arrangement Fee		£20,000	2.1%	of interest	
Misc Fees (Surveyors etc)		£10,000	0.06%	of scheme value	
Agents Fees		£0			
Legal Fees		£6,160			
Stamp Duty		£20,300			
Total Interest Paid		£974,680			
Total Finance and Acquisition Costs			**£1,647,140**		
Developer's return for risk and profit					
Residential					
Market Housing Return (inc OH) on Valu	17.5%	£3,039,750	43,425	per OM unit	
Affordable Housing Return on Cost	6.0%	£0		per affordable unit	
Return on sale of Private Rent	0.0%	£0	#DIV/0!	per PR unit	
Non-residential					
Office	£0				
Retail	£0				
Industrial	£0				
Leisure	£0				
Community-use	£0	£0			
Total Operating Profit			**£3,039,750**		
(i.e. profit after deducting sales and site specific finance costs but before deducting developer overheads and taxation)					
TOTAL COST			**£21,574,766**		
Surplus/(Deficit) at completion 1/7/2026				**(£4,204,766)**	
Present Value of Surplus (Deficit) at 1/9/2023				**(£3,425,714)**	
Scheme Investment MIRR		**1.9%** (before Developer's returns and interest to avoid double counting returns)			
Site Value as a Percentage of Total Scheme Value		3.5%		Peak Cash Requirement	-£6,994,310
Site Value (PV) per hectare		-£1,529,337	per hectare	-£759,663 per acre	