36 Lime Walk
Long Sutton
Appendix 2 - Viability appraisal
DN-1034

Development Pro Forma
Prepared by CP Viability
ARGUS Software
December 2, 2025

36 Lime Walk
Long Sutton
Appendix 2 - Viability appraisal

Project Pro Forma for Phase 1

Currency in £

REVENUE

Sales Valuation	**Units**	**ft²**	**Sales Rate ft²**	**Unit Price**	**Gross Sales**
Market Value	57	58,499	244.35	250,781	14,294,500
Affordable Rent	9	7,914	126.94	111,625	1,004,625
Intermediate	4	4,059	130.08	131,994	527,975
Totals	**70**	**70,472**			**15,827,100**

TOTAL PROJECT REVENUE		**15,827,100**

DEVELOPMENT COSTS

ACQUISITION COSTS

Residualized Price (5.54 Acres @ 89,523.34 /Acre)		495,959	
			495,959
SDLT		14,298	
Effective Land Transfer Tax Rate	2.88%		
Agent Fee	1.00%	4,960	
Legal Fee	0.80%	3,968	
			23,225

CONSTRUCTION COSTS

Construction	**ft²**	**Build Rate ft²**	**Cost**	
Market Value	58,499	154.57	9,042,190	
Affordable Rent	7,914	154.57	1,223,267	
Intermediate	4,059	154.57	627,400	
Totals	**70,472 ft²**		**10,892,857**	
Contingency		3.00%	326,786	
Education primary			135,994	
Education secondary			200,839	
Education 6th Form			43,563	
Health			46,200	
				11,646,239

PROFESSIONAL FEES

Professional fees	5.00%	544,643	
			544,643

DISPOSAL FEES

Sales Agent Fee		3.00%	428,835	
Market Value legals	57 un	750.00 /un	42,750	
Affordable legals			10,000	
				481,585

TOTAL COSTS BEFORE FINANCE	**13,191,651**

FINANCE

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Timescale	**Duration**	**Commences**
Construction	24	Dec 2024
Sale	18	Aug 2025
Total Duration	26	

Debit Rate 8.500%, Credit Rate 4.000% (Nominal)

Total Finance Cost	261,385
TOTAL COSTS	**13,453,036**
PROFIT	**2,374,064**

Performance Measures

Profit on Cost%	17.65%
Profit on GDV%	15.00%
Profit on NDV%	15.00%