36 Lime Walk
Long Sutton
Viability appraisal - Hainstone costs May 26
DN-1269

Development Pro Forma
Prepared by CP Viability Ltd
ARGUS Software
May 7, 2026

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Project Pro Forma for Phase 1

Currency in £

REVENUE

Sales Valuation	**Units**	**ft²**	**Sales Rate ft²**	**Unit Price**	**Gross Sales**
Market Value	67	67,877	245.56	248,772	16,667,750
Affordable Rent	2	1,615	133.05	107,437	214,875
Intermediate	1	980	174.82	171,325	171,325
Totals	**70**	**70,472**			**17,053,950**

TOTAL PROJECT REVENUE	**17,053,950**

DEVELOPMENT COSTS

ACQUISITION COSTS

Residualized Price (5.54 Acres @ 87,957.98 /Acre)		487,287	
			487,287
SDLT		13,864	
Effective Land Transfer Tax Rate	2.85%		
Agent Fee	1.00%	4,873	
Legal Fee	0.80%	3,898	
			22,635

CONSTRUCTION COSTS

Construction	**ft²**	**Build Rate ft²**	**Cost**	
Market Value	67,877	167.57	11,374,149	
Affordable Rent	1,615	167.57	270,626	
Intermediate	980	167.57	164,219	
Totals	**70,472 ft²**		**11,808,993**	
Contingency		3.00%	354,270	
Education primary			135,994	
Education secondary			200,839	
Education 6th Form			43,563	
Health			46,200	
				12,589,859

PROFESSIONAL FEES

Professional fees	5.00%	590,450	
			590,450

DISPOSAL FEES

Sales Agent Fee		3.00%	500,032	
Legals	70 un	750.00 /un	52,500	
				552,532

TOTAL COSTS BEFORE FINANCE	**14,242,764**

FINANCE

Timescale	**Duration**	**Commences**

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Construction	24	Dec 2024
Sale	21	Jul 2025
Total Duration	28	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Land	71,534	
Construction	181,560	
Total Finance Cost		253,094

TOTAL COSTS **14,495,857**

PROFIT
2,558,093

Performance Measures

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