Keston Fields Farnborough Close
South Holland DC - H14-0065-26
Viability appraisal
DN-1441

Development Pro Forma
Prepared by CP Viability
ARGUS Software
June 24, 2026

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Project Pro Forma for Phase 1

Currency in £

REVENUE

Sales Valuation	**Units**	**m²**	**Sales Rate m²**	**Unit Price**	**Gross Sales**
Market Value	40	4,217.50	2,727.56	287,588	11,503,500

TOTAL PROJECT REVENUE **11,503,500**

DEVELOPMENT COSTS

ACQUISITION COSTS

Residualized Price (2.14 Ha @ 275,439.99 /Hect)		589,442	
			589,442
SDLT		18,972	
Effective Land Transfer Tax Rate	3.22%		
Agent Fee	1.00%	5,894	
Legal Fee	0.80%	4,716	
			29,582

CONSTRUCTION COSTS

Construction	**m²**	**Build Rate m²**	**Cost**	
Market Value	4,217.50	1,264.30	5,332,173	
Contingency		3.00%	207,042	
Hydrobrake			8,000	
E/O piling bung			205,502	
E/O piling houses			132,121	
E/O piling garages			81,600	
S106 'pot'			367,000	
				6,333,438
Other Construction Costs				
Garages Double			20,000	
Garages Double - attached			126,000	
Garages Single - attached			112,500	
Garage Single - shared detached			187,500	
Biodiversity Net Gain			52,500	
ASHP			70,000	
ASHP			104,000	
EV Charging Points	40.00 un	750.00 /un	30,000	
				702,500
Externals				
Externals		15.00%	866,726	
				866,726

PROFESSIONAL FEES

Professional fees	6.50%	448,591	
			448,591

DISPOSAL FEES

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sales and marketing spent		2.50%	287,588	
Sales Legal Fee	40.00 un	1,000.00 /un	40,000	
				327,588

TOTAL COSTS BEFORE FINANCE **9,297,866**

FINANCE

Timescale	**Duration**	**Commences**
Pre-Construction	3	Jun 2026
Construction	27	Sep 2026
Sales	20	May 2027
Total Duration	31	

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

Land	37,072	
Construction	54,510	
Other	100,939	
Total Finance Cost		192,522

TOTAL COSTS **9,490,387**

PROFIT

2,013,113

Performance Measures

Profit on Cost%	21.21%
Profit on GDV%	17.50%
Profit on NDV%	17.50%