

Kendall Grove Pinchbeck
H14-0083-26
Viability appraisal
DN-1384

Development Pro Forma
Prepared by CP Viability Ltd
ARGUS Software
June 5, 2026

PROJECT PRO FORMA**ARGUS SOFTWARE**

Kendall Grove Pinchbeck

H14-0083-26

Viability appraisal

Project Pro Forma for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate ft ²	Unit Price	Gross Sales
Open Market	209	210,061	260.14	261,456	54,644,246
Affordable Rent	8	6,174	120.47	92,974	743,790
Intermediate	<u>1</u>	<u>902</u>	177.23	159,863	<u>159,863</u>
Totals	218	217,137			55,547,899

TOTAL PROJECT REVENUE**55,547,899****DEVELOPMENT COSTS****ACQUISITION COSTS**

Residualized Price (31.21 Acres @ 121,328.46 /Acre)	3,786,661	
		3,786,661
SDLT	178,833	
Effective Land Transfer Tax Rate	4.72%	
Agent Fee	1.00%	37,867
0.5	0.50%	18,933
		235,633

CONSTRUCTION COSTS

Construction	ft ²	Build Rate ft ²	Cost
Open Market	210,061	126.99	26,675,646
Affordable Rent	6,174	126.99	784,036
Intermediate	<u>902</u>	126.99	<u>114,545</u>
Totals	217,137 ft²		27,574,228
Contingency		3.00%	1,025,665
Garages - 153			1,863,000
EV Charging Points	218 un	750.00 /un	163,500
E/O Piled Plots			2,180,355
E/O Piled Garages			381,995
Triax Geogrid			93,737
Constrained Working			55,000
E/O Raise Leveles			216,440
Clearance Riaprian Ditch			10,000
Archeaology			63,405
Acoustic Fencing			30,960
Acoustic Ventilation			84,600
Network Rail Spec			27,000
			33,769,885
Externals			
Plot Externals		15.50%	4,588,113
			4,588,113

PROFESSIONAL FEES

PROJECT PRO FORMA**ARGUS SOFTWARE****Kendall Grove Pinchbeck****H14-0083-26****Viability appraisal**

Professional fees	5.50%	1,880,386	
			1,880,386

DISPOSAL FEES

Marketing & Sales	2.50%	1,366,106	
Legal fees	209 un 1,000.00 /un	209,000	
RP Legal Fees	9 un 1,000.00 /un	9,000	
			1,584,106

TOTAL COSTS BEFORE FINANCE**45,844,784****FINANCE**

Timescale	Duration Commences	
Pre-Construction	6	Jun 2026
Construction	50	Dec 2026
Sale OM	48	May 2027
Total Duration	59	

Debit Rate 7.000%, Credit Rate 4.000% (Nominal)

Land	70,802	
Other	22,527	
Total Finance Cost		93,328

TOTAL COSTS**45,938,113****PROFIT****9,609,786****Performance Measures**

Profit on Cost%	20.92%
Profit on GDV%	17.30%
Profit on NDV%	17.30%