

Land of Horseshoe Road Spalding PE11 3JA
H16-0515-25
Viability appraisal - updated scheme layout
DN-1281

Development Pro Forma
Prepared by CP Viability Ltd
ARGUS Software
July 30, 2026

PROJECT PRO FORMA**ARGUS SOFTWARE**

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Project Pro Forma for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	mSales	Rate m²	Unit Price	Gross Sales
Open Market	76	6,050.20	2,673.33	212,818	16,174,200

TOTAL PROJECT REVENUE**16,174,200****DEVELOPMENT COSTS****ACQUISITION COSTS**

Residualized Price (7.05 Ha @ 109,599.43 /Hect)		772,676	
			772,676
SDLT		28,134	
Effective Land Transfer Tax Rate	3.64%		
Agent Fee	1.00%	7,727	
Legal Fee	0.80%	6,181	
			42,042

CONSTRUCTION COSTS

Construction	mBuild	Rate m²	Cost
Open Market	6,050.20	1,283.00	7,762,407
Contingency		3.00%	279,900
Single Detached			105,000
Single Attached			50,000
EV Charging			55,935
Air Source Heat Pumps	76.00 un	4,000.00 /un	304,000
Offsite highway works			53,630
Foul Pump station			129,271
Electric substation			30,000
Site clearance			21,668
s278			50,800
Piling plots			532,000
Piling garages			25,000
Bird and Bat boxes			2,000
LAP			24,559
Metal fence to LAP			6,995
Filter strips			21,736
Foul rising main			50,647
Culverting works			55,776
Foul treatment works			48,000
Attenuation tanks			24,000
Archaeological exploratory trench			30,000
Addt sewer lengths			10,000
Clearing watercourse			17,539
Electric point connection off site			20,000
Raising dwellings			35,000

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BNG	80,000	
		9,825,862

Plot Externals

Plot External Works	1,412,577	
		1,412,577

PROFESSIONAL FEES

Professional fees	5.50%	513,149	
			513,149

DISPOSAL FEES

Marketing and disposal (Inc Legals)	2.50%	404,355	
Legal fees	76.00 un 1,000.00 /un	76,000	
			480,355

TOTAL COSTS BEFORE FINANCE**13,046,661****FINANCE**

Timescale	Duration	Commences
Pre-Construction	3	Sep 2025
Construction	27	Dec 2025
Sale	20	Sep 2026
Total Duration	32	

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

Land	48,792	
Construction	71,493	
Other	176,769	
Total Finance Cost		297,054

TOTAL COSTS**13,343,715****PROFIT****2,830,485****Performance Measures**

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