Project Name :	ROMAN BANK	3

Constants					
Construction Start Date	TBC	Date	Gross Area	0.00	Acres
Overall Construction Period	52.00	Months	Net Devl Area	0.00	Acres
First Sales Income	TBC	Date			
Sales Rate (from & incl first sales)	0.00	Per Month	Interest Rate	0.00%	
Sales Period (from & incl first sales)	0.00	Months	Affordable Units	0.00	0.00%

0
155 90,471 7.54%

Date created	9.12.19
Date modified (Rev 1)	26.10.22
Drawing Ref:	0

Type Description	Plot	No of Units	% of Mix	Sq Feet per Unit	Sq Feet Total	Selling Prices	Selling per Sq ft	Total Sales	Build cost per Sq ft	Unit Build (standard)
1 BED APP	41.80602007	12	#DIV/0!	450	5,400		0.00		110.00	594,000
	0		#DIV/0!		0		#DIV/0!			0
Income								1,200,000		-
		12	#DIV/0!	450	5,400	100,000	222.22	1,200,000	110.00	594,000
Housemix (Totals & Averages)		12	#DIV/0!	450	5,400	100,000	222.22	1,200,000	110.00	594,000

Unit Total Development cost less land	Plot Land Value Per Unit	Plot Land Value Per Hsetype	Adjusted Selling per Sq Ft for 2.5 Storey @ 70% TF
83,711	8,750	105,000	
0	0	0	
		105,000	

Land		Cost	Cost/Sq ft	% of sales
Site Acquisition	#DIV/0! Nett Per Dev Acre	100,000	18.52	8.33%
Stamp Duty Land Tax		0	0.00	0.00%
Legal Costs on Acquisition		5,000	0.93	0.42%
Option fee		0	0.00	0.00%
		0	0.00	0.00%
Land (Totals and Averages)		105,000	19.44	8.75%

Design		Cost	Cost/Sq ft	% of sales
Principal Designer		3,000	0.56	0.25%
Architectural Fees	£500 Per Unit	6,000	1.11	0.50%
Engineering Fees	£500 Per Unit	6,000	1.11	0.50%
Geotechnical / Site Investigation		7,500	1.39	0.63%
Flood Risk Assessment		0	0.00	0.00%
Traffic Impact Assessment		0	0.00	0.00%
Archaeological Survey		0	0.00	0.00%
Ecological Survey		500	0.09	0.04%
Topographical Survey		75	0.01	0.01%
SAP/EPC		1,200	0.22	0.10%
Party Wall Act - Costs/Fees		0	0.00	0.00%
Miscellaneous: Landscape Architect		500	0.09	0.04%
		0	0.00	0.00%
Design (Totals and Averages)		24,775	4.59	2.06%

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Fees and Bonds	Cost	Cost/Sq ft	% of sales
Planning Application Fee	4,200	0.78	0.35%
Building Regulation Plan Fee	3,000	0.56	0.25%
Building Regulation Inspection Fee	3,000	0.56	0.25%
Section 104 Legal Fee	0	0.00	0.00%
Section 104 Bond Fee	0	0.00	0.00%
Section 104 Inspection Fee	0	0.00	0.00%
Section 38 Legal Fee	0	0.00	0.00%
Section 38 Inspection Fee	0	0.00	0.00%
Section 38 Bond Fee	0	0.00	0.00%
Homeowner Warranty	30,000	5.56	2.50%
	0	0.00	0.00%
Fees and Bonds (Totals and Averages)	40,200	7.44	3.35%

Selling	Cost	Cost/Sq ft	% of sales
Showhouse - Set Up & Running Costs	0	0.00	0.00%
Advertising, Brochures, Flags, Etc.	0	0.00	0.00%
Sales Office	0	0.00	0.00%
Staffing	0	0.00	0.00%
Selling Agent 0.00%	0	0.00	0.00%
Incentives 0.00%	0	0.00	0.00%
	0	0.00	0.00%
Selling (Totals and Averages)	0	0.00	0.00%

Legals		Cost	Cost/Sq ft	% of sales
Conveyancing Fees	£950 Per Unit	11,400	2.11	0.95%
		0	0.00	0.00%
Legal (Totals and Averages)		11,400	2.11	0.95%

Section 106 Contributions	Cost	Cost/Sq ft	% of sales
Affordable Housing Contribution	0	0.00	0.00%
0	0	0.00	0.00%
Education Contribution	0	0.00	0.00%
NHS Contribution	0	0.00	0.00%
Public Open Space Contribution	0	0.00	0.00%
CIL	0	0.00	0.00%
	0	0.00	0.00%
Section 106 Contributions (Totals & Averages)	0	0.00	0.00%

Finance	Cost	Cost/Sq ft	% of sales
Finance Facility Arrangment Fees	0	0.00	0.00%
Title Due Diligence	0	0.00	0.00%
Valuation Fee	0	0.00	0.00%
Fund Monitor	0	0.00	0.00%
	0	0.00	0.00%
Finance (Totals & Averages)	0	0.00	0.00%

Other	Cost	Cost/Sq ft	% of sales
Management Company Set Up Cost/Fee	0	0.00	0.00%
Other	0	0.00	0.00%
	0	0.00	0.00%
Other (Totals & Averages)	0	0.00	0.00%

Statistics			
Return on Costs (After Interest)	8.15%	Land value per Plot	8,333
Units per Dev Acre	#DIV/0!	Land value as % of Sales	8.33%
Floorspace per Dev Acre	#DIV/0!	Abnormals per Dev Acre	#DIV/0!
Floorspace per Gross Acre	#DIV/0!		
Ave Profit per Unit (Before Interest)	7,539	Land Value per Acre (Net)	#DIV/0!
Ave Profit per Unit (After Interest)	7,539	Land Value per Acre (Gross)	#DIV/0!
Average Open Market Selling Price £	100,000	Average Affordable Selling Price £	

Site Management Costs					Cost	Cost/Sq ft	% of sales
Site Management Cost - Set Up					22,100	4.09	1.84%
Site Management Cost	52	@	£2,024	Per Week	105,254	19.49	8.77%
					0	0.00	0.00%
Roads and Sewers (Totals and Averages)					127,354	23.58	10.61%

Construction Costs		Cost	Cost/Sq ft	% of sales
Standard House Cost		594,000	110.00	49.50%
Single Attached Garage	0 @ £7,500	0	0.00	0.00%
Single Detached Garage	0 @ £8,000	0	0.00	0.00%
Double Garage	0 @ £12,500	0	0.00	0.00%
Triple Garage	0 @ £14,000	0	0.00	0.00%
Contingency @ :0.00%		0	0.00	0.00%
		0	0.00	0.00%
Construction (Totals and Averages)		594,000	110.00	49.50%

External Works					Cost	Cost/Sq ft	% of sales
Fencing					13,000	2.41	1.08%
Screen Walls					0	0.00	0.00%
Turfing					0	0.00	0.00%
Landscaping					0	0.00	0.00%
Driveways					44,100	8.17	3.68%
E/O Private Drives	180	@	£175	Per Square Metre	31,500	5.83	2.63%
Affordable Housing Requirements					0	0.00	0.00%
Gates					0	0.00	0.00%
External Works (Totals and Averages)					88,600	16.41	7.38%

Roads and Sewers					Cost	Cost/Sq ft	% of sales
Standard Estate Road Cost	0	@	£2,000	Per Metre	0	0.00	0.00%
Remedial /Adoption Works	10.00%				0	0.00	0.00%
Street Lighting					7,500	1.39	0.63%
					0	0.00	0.00%
Roads and Sewers (Totals and Averages)					7,500	1.39	0.63%

Infrastructure		Cost	Cost/Sq ft	% of sales
Public Open Space - Laying Out (Sq M)	100 @ £50	5,000	0.93	0.42%
Public Open Space - Maintenance		0	0.00	0.00%
Local Area for Play (LAP)		0	0.00	0.00%
Local Equipped Area for Play (LEAP)		0	0.00	0.00%
Neighbourhood Equipped Area for Play (NEAP)		0	0.00	0.00%
Internal Drainage Board Levy		0	0.00	0.00%
Foul Water Pumping Station		0	0.00	0.00%
		0	0.00	0.00%
Infrastructure (Totals and Averages)		5,000	0.93	0.42%

Mains and Services			Cost	Cost/Sq ft	% of sales
Mains and Services (Multi Lay Cost)			36,000	6.67	3.00%
Water Connection Fee	£850	Per Plot	10,200	1.89	0.85%
Offsite Reinforcement Works			0	0.00	0.00%
			0	0.00	0.00%
Mains and Services (Totals and Averages)			46,200	8.56	3.85%

Abnormals - Construction	Cost	Cost/Sq ft	% of sales
Piled Foundations	42,000	7.78	3.50%
Raft Foundations	0	0.00	0.00%
Vibro Column Foundations	0	0.00	0.00%
General Foundation Contingency	0	0.00	0.00%
	0	0.00	0.00%
Abnormals (Totals and Averages)	42,000	7.78	3.50%

Abnormals - Infrastructure		Cost	Cost/Sq ft	% of sales
Demolition	0		0.00	0.00%
Site Clearance/Enabling Works		7,500	1.39	0.63%
Remediation Works		0	0.00	0.00%
Make Up Site Levels		0	0.00	0.00%
Section 278 Highway Improvement Works		0	0.00	0.00%
Surface water attenuation		10,000	1.85	0.83%
Offsite Drainage Works		0	0.00	0.00%
Other: Entrance Gates		0	0.00	0.00%
Other: Works at Entrance		0	0.00	0.00%
		0	0.00	0.00%
Abnormals (Totals and Averages)		17,500	3.24	1.46%

Development Costs		1,109,529	205.47	92.46%
Interest	0.00%		0.00	0.00%
Total Development Costs		1,109,529	205.47	92.46%
Total Development Income				1,200,000
Profit before Interest Repayment				90,471
Profit after Interest Repayment				90,471
Development Margin - GDV (Before Interest)	7.54%		After Int	7.54%