Ph1 & Ph2 Monks House Lane
H16-0584-25
Viability appraisal - Phases 1 and 2 combined
DN-1297

Development Pro Forma
Prepared by CP Viability Ltd
ARGUS Software
March 4, 2026

Ph1 & Ph2 Monks House Lane
H16-0584-25
Viability appraisal - Phases 1 and 2 combined

Project Pro Forma for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
Ph1 & Ph2 Open Market	388	33,011.00	2,646.93	225,200	87,377,716
TOTAL PROJECT REVENUE					**87,377,716**

DEVELOPMENT COSTS

ACQUISITION COSTS

Residualized Price (14.36 Ha @ 275,033.85 /Hect)		3,949,486	
			3,949,486
SDLT		186,974	
Effective Land Transfer Tax Rate	4.73%		
Agent Fee	1.00%	39,495	
0.5	0.50%	19,747	
			246,217

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost	
Ph1 & Ph2 Open Market	33,011.00	1,306.00	43,112,366	
Contingency		3.00%	1,538,653	
Garages - Single			156,000	
Garages - Double			380,000	
Garages - Triple			60,000	
Garages - Semi Pairs			320,000	
EV Charging Points	388.00 un	650.00 /un	252,200	
BNG			125,000	
Footbridge / Archaeology			1,045,000	
Piled Foundations - Housing	388.00 un	7,000.00 /un	2,716,000	
Piled Foundations - Garages			280,000	
Foul pumping			270,000	
S106 'pot'			4,970,000	
				55,225,219

Externals

Plot Externals	15.50%	6,882,863	
			6,882,863

PROFESSIONAL FEES

Professional fees	5.50%	2,820,864	
			2,820,864

DISPOSAL FEES

Marketing & Sales		2.50%	2,184,443	
Legal fees	388.00 un	1,000.00 /un	388,000	
				2,572,443

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TOTAL COSTS BEFORE FINANCE				**71,697,091**

FINANCE

Timescale	**Duration**	**Commences**		
Pre-Construction	6	Mar 2026		
Construction	69	Sep 2026		
Affordable Housing	46	Apr 2027		
Sale OM	65	Apr 2027		
Total Duration	78			
Debit Rate 7.000%, Credit Rate 4.000% (Nominal)				
Land			303,308	
Construction			102,819	
Other			(16,599)	
Total Finance Cost				389,528
TOTAL COSTS				**72,086,619**
PROFIT				**15,291,097**

Performance Measures

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