PRIVATE & CONFIDENTIAL

DEVELOPMENT VIABILITY APPRAISAL

as at September 2020

PREPARED ON BEHALF OF

Monckton Developments Ltd

Former Monckton Coke and Chemical Works, Lund Hill Lane, Royston

EXECUTIVE SUMMARY

Stannybrook Property Consultants
Universal Square Business Centre, Universal Square, Devonshire Street North, Manchester, M12 6JH
stannybrook.co.uk

EXECUTIVE SUMMARY

1.1 The Applicant commissioned Stannybrook Property Consultants Ltd to provide an objective assessment of the financial viability of a proposed residential development at the Former Monckton Coke and Chemical Works, Lund Hill Lane, Royston.

1.2 The purpose of the report is to assess the viability of the proposed development in the current market, at the date of this report, taking into account the policy requirements set by Barnsley Metropolitan Borough Council, and to set out a proposal for S106 obligations in relation to the proposed scheme.

1.3 The subject site, which is irregular in shape, extends to a gross site area of 16.4 Hectares (40.5 Acres) and a net developable area of 10.5 Hectares (26.0 Acres). The site, which was formerly used as the Monckton Coke and Chemical works, is generally flat in topography. The majority of the structures on the site have been demolished. The land is bound by Monckton Grange and a densely wooded area to the north, Lund Hill Lane to the east and south and a railway line to the west.

1.4 The current proposed outline scheme consists of up to 500 new build residential units along with an ancillary commercial unit.

1.5 Taking into account the specific circumstances of the site and current market conditions, a conservative Site Cost of £1,250,000 has been adopted for the purposes of the appraisals along with a Blended Developer's Profit of 20% of the Gross Development Value for the open market sale residential units and 15% on GDV for the commercial unit.

1.6 The appraisals produced as part of the report demonstrate that viability is a material consideration in this instance. Whilst the scheme could afford a small contribution, introducing any substantial S106 contributions creates a viability concern. In order to ensure the delivery of the development, the Authority will need to be mindful of the viability concern as any substantial S106 contributions will add a burden to the development and may compromise the delivery of the scheme.