

RESIDENTIAL VIABILITY ASSESSMENT							
Company:	KMRE Group (Brierley)						
Project:	Brierscroft Phase 2			Purpose:	Development Appraisal		
Date:	11.5.18			Author:	JP		
Revision:							
PROJECT STATISTICS							
Gross Area of Site	0.75 acres						
Gross Area Type BRUNNER	217.67 m2						
Gross Area Type CADENZA	362.32 m2						
Gross Area Type G	1,170.56 m2						
Gross Area Type J	534.18 m2						
Gross Area Detached Garages	126.00 m2						
TOTAL GROSS AREA	2,410.73 m2						
Nett Area Type BRUNNER	217.67 m2						
Nett Area Type CADENZA	362.32 m2						
Nett Area Type G	1,170.56 m2						
Nett Area Type J	534.18 m2						
Nett Area Detached Garages	0.00 m2						
TOTAL NETT AREA	2,284.73 m2						
Residential Car parking	18 no.						
Additional Parking	5 no.						
Roadway / Hardstanding	416 m2						
No. of Plots	22 no.						
Site Cost per Plot	£13,636 per Plot						
Site Cost per Acre	£400,000 per Acre						
SITE PURCHASE COST							
Nett Cost of Main Site					£300,000		
Stamp Duty Land Tax					£4,500		
Acquisition Fees					£12,500		
Funding Costs					£23,250		
Total Site Costs					£340,250		
SITE INVESTIGATION							
Total Site Investigation Costs					£31,500		
PLANNING REPORTS & SURVEYS							
Total Planning Report Costs					£3,000		
PROFESSIONAL FEE'S							
Architect					£48,206		
Planning Consultant					£10,043		
Highways Consultant					£10,043		
Project Management Fee					£40,171		
Employers Agent / QS					£30,129		
Principle Designer					£4,017		
Structural Engineer					£30,129		
Remediation Consultant					£8,034		
M&E Engineer					£6,026		
Acoustic Consultant					£4,017		
Fire Engineer					£0		
Energy (SAP/EPC)					£2,009		
BREEAM					£0		

	VIABILITY APPRAISAL SUMMARY							
	Total Value of Development					£3,524,890		
	Total Cost of Development					£3,003,226		
	Developers Profit		17.5 % on Cost			£525,565		
						£3,528,791		
	Residual Development Profit					-£3,901	-0.11%	
	Less Section 106 Costs					-£428,024		
	Viability Assessment Result					-£431,925		
		Scheme is NOT viable with Section 106 Contributions						