

Viability Assessment - Keresforth Rd
Full policy

Barnsley

Development Appraisal
ARGUS Software
January 5, 2026

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Appraisal Summary for Merged Phases 1 2

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate ft ²	Unit Price	Gross Sales	Adjustment	Net Sales
Private Units - Padbury	15	11,475	285.00	218,025	3,270,375	0	3,270,375
Private Units - Holgate	20	20,380	285.00	290,415	5,808,300	0	5,808,300
Private Units - Selset	12	13,056	285.00	310,080	3,720,960	0	3,720,960
Private Units - Killington	15	15,195	290.00	293,770	4,406,550	0	4,406,550
Private Units - Thirlmere	10	13,000	290.00	377,000	3,770,000	0	3,770,000
Private Units - Newham	6	7,734	290.00	373,810	2,242,860	0	2,242,860
Private Units - Farley	10	10,210	290.00	296,090	2,960,900	0	2,960,900
Affordable - Seacourt	20	18,360	285.00	261,630	5,232,600	(2,616,300)	2,616,300
Affordable - Padbury	18	13,770	285.00	218,025	3,924,450	(1,962,225)	1,962,225
Totals	126	123,180			35,336,995	(4,578,525)	30,758,470

NET REALISATION

30,758,470

OUTLAY

ACQUISITION COSTS

Fixed Price	2,865,000						
Fixed Price			2,865,000				
				2,865,000			
Stamp Duty			132,750				
Effective Stamp Duty Rate	4.63%						
Agent Fee	1.00%		28,650				
Legal Fee	0.50%		14,325				
Town Planning			45,834				
Survey			10,000				
				231,559			

CONSTRUCTION COSTS

Construction	ft ²	Build Rate ft ²	Cost
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Private Units - Padbury	11,475	97.00	1,113,075	
Private Units - Holgate	20,380	97.00	1,976,860	
Private Units - Selset	13,056	97.00	1,266,432	
Private Units - Killington	15,195	121.00	1,838,595	
Private Units - Thirlmere	13,000	121.00	1,573,000	
Private Units - Newham	7,734	121.00	935,814	
Private Units - Farley	10,210	121.00	1,235,410	
Affordable - Seacourt	18,360	106.00	1,946,160	
Affordable - Padbury	<u>13,770</u>	106.00	<u>1,459,620</u>	
Totals	123,180 ft²		13,344,966	
Contingency		5.00%	929,215	14,274,181

Other Construction Costs

E/O Trench	158,496
Driven Piles	592,669
Reinforcement	67,200
Future Homes	762,300
Car Charging	100,800
Bike Shed	78,400
Retaining - Construction Phase	886,059
Screen Walls	90,649
Acoustic Fence	149,850
POS	107,059
Elevational Treatments	63,000
Carlow Tank	719,610
Pumping Station	178,024
Importing Stone	83,404
Access Works	1,201,821
Works to Rights of Way	40,000
Extra over depth/dia	358,080
Garages	224,000
Retaining - Pre Construction	295,352
Cut and Fill	529,485
Vegetation Removal	50,000
Removing Rock	24,750
Stat Diversions	77,320

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Substation		81,500	
Mines and Minerals		189,000	
Building Safety		70,206	
Externals - private housing	15.00%	1,490,878	
Externals - affordable housing	15.00%	510,867	
s.106		1,398,866	
			10,579,645

PROFESSIONAL FEES

Architect	3.00%	490,066	
Quantity Surveyor	1.00%	163,355	
Structural Engineer	1.00%	163,355	
Mech./Elec.Engineer	0.50%	81,678	
Project Manager	0.50%	81,678	
			980,132

DISPOSAL FEES

Sales Agent and Marketing @ 3%		771,740	
Sales Legal Fee	0.50%	261,799	
Sales Legal Fee	0.10%	4,579	
			1,038,118

TOTAL COSTS BEFORE FINANCE

29,968,635

FINANCE

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)			
Land		926,173	
Construction		1,098,712	
Other		87,665	
Total Finance Cost			2,112,550

TOTAL COSTS

32,081,186

PROFIT

(1,322,716)

Performance Measures

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Profit on Cost%	-4.12%
Profit on GDV%	-4.30%
Profit on NDV%	-4.30%
IRR% (without Interest)	2.65%