



JohnsonMowat
Planning & Development Consultants

BELLWAY HOMES

**LAND TO THE SOUTH OF LEE LANE,
ROYSTON, BARNSELEY**

FULL APPLICATION FOR THE RESIDENTIAL DEVELOPMENT OF 250
DWELLINGS WITH ASSOCIATED ACCESS, PARKING, ENGINEERING,
LANDSCAPING AND ANCILLARY WORKS (LPA REF 2019/0239)

**VIABILITY APPRAISAL
ADDENDUM
(INCLUDES 10% AFFORDABLE HOUSING
BUT NO OTHER S106 COSTS)**

2nd December 2019



Bellway Homes
Land to the South of Lee Lane, Royston, Barnsley

Viability Appraisal
ADDENDUM

Date: 02 December 2019

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LIMITATIONS

The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at that time.

All of the comments and opinions contained in this report, including any conclusions, are based on the information obtained by Johnson Mowat Planning Ltd during our investigations.

There may be other conditions prevailing on the site which have not been disclosed by this investigation and which have not been taken into account by this report. Responsibility cannot be accepted for conditions not revealed by the investigation.

Any diagram or opinion of the possible configuration of the findings is conjectural and given for guidance only and confirmation of intermediate ground conditions should be considered if deemed necessary.

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- b) the date on which the final report is delivered.

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1.0 ADDENDUM UPDATE

1.1 This Viability Appraisal Addendum has been provided to reflect the change of proposals and an alteration of market sales values for two particular house types (Turner and Wainwright).

1.2 The revised appraisal is attached at Appendix 1. Key points to note:-

- The Revised Appraisal is based upon the November 2019 Revision L layout
- The quantum of floorspace is reduced from 286,509 sq ft (Sept 2019) to 286,090 sq ft (Nov 2019), a net reduction of 419 sq.ft.
- The number of market homes and affordable homes is not changed (225+25=250 dwellings in total).
- Sales values overall reduced from £54.28M to £53.41M
- Total Build Costs reduced from £44.95M to £44.23M
- Slight variance on Profit from 17.19 to 17.18%
- Slight reduction in Land Value from £191k/acre to £183k/acre

1.3 The Appraisal at Appendix 1 makes no allowance for S106 costs other than the inclusion of 10% affordable housing. We are informed the following S106 items are requested.

- Primary School £848,000
- Secondary School £608,000
- Off Site Greenspace £250,615
- Off-site Junctions £1,000,000

Total £2.7M

1.4 We are not aware of any Transport SPD requests.

1.5 We remain of the view that when the known S106 items are added to the costing at Appendix 1, the project with 10% affordable housing becomes marginal.



APPENDIX 1 – REVISED FINANCIAL APPRAISAL

‘REV L’ LAYOUT NOVEMBER 2019

Lee Lane, Royston
10% Affordable Housing

Summary Appraisal for Merged Phases 1 2

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Cutler	14	18,690	194.76	260,000	3,640,000
Farrier	25	29,275	196.41	230,000	5,750,000
Goldsmith	30	45,360	191.80	290,000	8,700,000
Lorimer	22	34,100	193.55	300,000	6,600,000
Philosopher	17	25,619	192.44	290,000	4,930,000
Potter	8	6,152	188.56	145,000	1,160,000
Sawyer	18	19,656	201.47	220,000	3,960,000
Tailor	13	10,426	196.38	157,500	2,047,500
Thespian	14	12,894	211.73	195,000	2,730,000
Turner	54	48,438	192.31	172,500	9,315,000
Wainwright	10	12,230	179.89	220,000	2,200,000
Baker (Rent)	13	11,388	103.35	90,535	1,176,950
Baker (S/O)	3	2,628	103.35	90,535	271,604
Tillman (Rent)	7	7,182	100.35	102,959	720,714
Tillman (S/O)	<u>2</u>	<u>2,052</u>	100.35	102,959	<u>205,918</u>
Totals	250	286,090			53,407,685

NET REALISATION

53,407,685

OUTLAY

ACQUISITION COSTS

Residualised Price	4,266,994	
Residualised Price (Negative land)	-303,914	
		3,963,080
Stamp Duty	202,850	
Legal Fee	0.75% 32,002	
		234,852

CONSTRUCTION COSTS

Construction	Units	Unit Amount	Cost
Detached Single Garages	45 un	8,000	360,000
	ft²	Build Rate ft²	Cost
Cutler	18,690	101.68	1,900,399
Farrier	29,275	101.68	2,976,682
Goldsmith	45,360	101.68	4,612,205
Lorimer	34,100	101.68	3,467,288
Philosopher	25,619	101.68	2,604,940
Potter	6,152	101.68	625,535
Sawyer	19,656	101.68	1,998,622
Tailor	10,426	101.68	1,060,116
Thespian	12,894	101.68	1,311,062
Turner	48,438	101.68	4,925,176
Wainwright	12,230	101.68	1,243,546
Baker (Rent)	11,388	101.68	1,157,932
Baker (S/O)	2,628	101.68	267,215
Tillman (Rent)	7,182	101.68	730,266
Tillman (S/O)	<u>2,052</u>	101.68	<u>208,647</u>
Totals	286,090		29,089,631 29,449,631

Contingency	4.00%	1,177,985
Contingency on Abnormals	3.00%	138,735
E/O stone under roads & paths		105,795
Foul Pumping Station& Rising Main		270,000
Surface Pumping Station& Rising Mai		119,500
Excavating Into Rock		154,321
E/O Surface Water Storage		1,290,100
Off Site SW Rising Main		25,000
SW Rising Main & Headwall		25,000
Culvert to New Site Entrance		20,000
Ecology (Bird/Bat Boxes etc)		15,000

APPRAISAL SUMMARY**GNEC**

Lee Lane, Royston

10% Affordable Housing

Clearing of Existing Watercourse	20,000	
Maintain Bridleway / PROW Access	20,000	
Mains Electric	323,085	
BT	20,000	
Electric Substation	35,000	
Other Services	50,000	
Demolition & Remediation	75,000	
Cart Off Surplus Topsoil	286,944	
Ground Modelling	44,000	
Strip of Land for Off Site Drainage	283,500	
E/O Trench Fill Foundations	842,134	
E/O Underbuild	152,055	
Retaining Walls	448,077	
		5,941,232

PROFESSIONAL FEES

Professional Fees	6.00%	1,625,134	
			1,625,134

DISPOSAL FEES

Sales & Marketing	3.50%	1,786,138	
			1,786,138

FINANCE

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)			
Total Finance Cost			1,230,489

TOTAL COSTS**44,230,555****PROFIT****9,177,130****Performance Measures**

Profit on Cost%	20.75%
Profit on GDV%	17.18%
IRR	26.15%
Profit Erosion (finance rate 6.500)	2 yrs 11 mths
Land Cost pAcre	183,476