

Keresforth Road S75 3QY
2022/0016
Viability appraisal - updated abnormalities
DN-1293

Development Pro Forma
Prepared by CP Viability Ltd
ARGUS Software
February 5, 2026

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Project Pro Forma for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate	ft ²	Unit Price	Gross Sales
Open Market	111	110,634	287.09		286,139	31,761,385
Affordable Housing	15	12,546	142.50		119,187	1,787,805
Totals	126	123,180				33,549,190

TOTAL PROJECT REVENUE **33,549,190**

DEVELOPMENT COSTS

ACQUISITION COSTS

Residualized Price (19.10 Acres @ 100,077.79 /Acre)		1,911,486			1,911,486
SDLT		85,074			
Effective Land Transfer Tax Rate	4.45%				
Agent Fee	1.00%	19,115			
Legal Fee	0.80%	15,292			
					119,481

CONSTRUCTION COSTS

Construction	ft ²	Build Rate	ft ²	Cost
Open Market	110,634	105.72		11,696,226
Affordable Housing	12,546	105.72		1,326,370
Totals	123,180 ft²			13,022,597
Contingency		3.00%		465,907
Electric charging points	126 un	800.00 /un		100,800
Garages				453,440
Abnormals				4,815,665
Green Space Contribution				503,816
Biodiversity Net Gain				89,750
SYMCA				69,300
Education				736,000
				20,257,274

Externals

Externals	15.00%	1,953,389		
				1,953,389

PROFESSIONAL FEES

Professional fees	6.00%	931,814		
				931,814

DISPOSAL FEES

Marketing & Sales		2.50%		794,035
Sales Legal fees	111 un	800.00 /un		88,800
Affordable Housing Legal Fee				10,000
				892,835

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TOTAL COSTS BEFORE FINANCE **26,066,279****FINANCE**

Timescale	Duration Commences	
Pre-Construction	14	Aug 2025
Construction	36	Oct 2026
Sales (Private)	32	Apr 2027
Total Duration	52	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Land	237,316
Construction	343,731
Other	443,645
Total Finance Cost	1,024,692

TOTAL COSTS **27,090,971****PROFIT****6,458,219****Performance Measures**

Profit on Cost%	23.84%
Profit on GDV%	19.25%
Profit on NDV%	19.25%