

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

Development Pro Forma
Prepared by CP Viability Ltd
ARGUS Software
January 16, 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	106	106,350	287.17	288,117	30,540,445	
Affordable Housing	<u>20</u>	<u>16,830</u>	142.50	119,914	<u>2,398,275</u>	
Totals	126	123,180				32,938,720

TOTAL PROJECT REVENUE

32,938,720

DEVELOPMENT COSTS

ACQUISITION COSTS

Residualized Price (19.10 Acres @ 100,489.15 /Acre)	1,919,343				1,919,343
SDLT	85,467				
Effective Land Transfer Tax Rate	4.45%				
Agent Fee	19,193				
Legal Fee	15,355				
					120,015

CONSTRUCTION COSTS

Construction	ft ²	Build Rate	ft ²	Cost
Open Market	106,350	105.72	11,243,322	
Affordable Housing	<u>16,830</u>	105.72	<u>1,779,277</u>	
Totals	123,180 ft²		13,022,599	
Contingency		3.00%	454,764	
Electric charging points	126 un	800.00 /un	100,800	
Building Safety Levy			82,003	
Abnormals			4,815,665	
Green Space Contribution			503,816	
Biodiversity Net Gain			89,750	
SYMCA			69,300	
Education			736,000	
				19,874,697

Externals

Externals	15.00%	1,953,390		1,953,390
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PROFESSIONAL FEES

Professional fees	6.00%	909,528		909,528
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DISPOSAL FEES

Marketing & Sales		2.50%	763,511	
Sales Legal fees	106 un	800.00 /un	84,800	
Affordable Housing Legal Fee			10,000	
				858,311

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TOTAL COSTS BEFORE FINANCE **25,635,283****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	238,297
Construction	345,158
Other	468,213
Total Finance Cost	1,051,668

TOTAL COSTS **26,686,951****PROFIT****6,251,769****Performance Measures**

Profit on Cost%	23.43%
Profit on GDV%	18.98%
Profit on NDV%	18.98%