

Viability Assessment - Keresforth Rd  
s.106 £900,000

Barnsley

Development Appraisal  
ARGUS Software  
March 25, 2026

# APPRAISAL SUMMARY

Viability Assessment - Keresforth Rd  
s.106 £900,000

ARGUS SOFTWARE

## Appraisal Summary for Merged Phases 1 2

Currency in £

### REVENUE

Sales Valuation	Units	ft <sup>2</sup>	Sales Rate ft <sup>2</sup>	Unit Price	Gross Sales
Private Units - Padbury	15	11,475	285.00	218,025	3,270,375
Private Units - Holgate	20	20,380	285.00	290,415	5,808,300
Private Units - Selset	12	13,056	285.00	310,080	3,720,960
Private Units - Killington	15	15,195	290.00	293,770	4,406,550
Private Units - Thirlmere	10	13,000	290.00	377,000	3,770,000
Private Units - Newham	6	7,734	290.00	373,810	2,242,860
Private Units - Farley	10	10,210	290.00	296,090	2,960,900
Seacourt	20	18,360	285.00	261,630	5,232,600
Padbury	18	13,770	285.00	218,025	3,924,450
<b>Totals</b>	<b>126</b>	<b>123,180</b>			<b>35,336,995</b>

### NET REALISATION

35,336,995

### OUTLAY

#### ACQUISITION COSTS

Fixed Price	1,911,486		
Fixed Price		1,911,486	
			1,911,486
Stamp Duty		85,074	
Effective Stamp Duty Rate	4.45%		
Agent Fee	1.00%	19,115	
Legal Fee	0.50%	9,557	
Town Planning		45,834	
Survey		10,000	
			169,581

#### CONSTRUCTION COSTS

Construction	ft <sup>2</sup>	Build Rate ft <sup>2</sup>	Cost
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
Seacourt	18,360	106.00	1,946,160
Padbury	13,770	106.00	1,459,620
<b>Totals</b>	<b>123,180 ft<sup>2</sup></b>		<b>13,344,966</b>
Contingency		5.00%	1,142,449
S.106			900,000
			15,387,415

#### 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

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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		453,440	
Retaining - Pre Construction		295,352	
Cut and Fill		529,485	
Vegetation Removal		50,000	
Removing Rock		24,750	
Stat Diversions		77,320	
Substation		81,500	
Mines and Minerals		189,000	
Building Safety		164,000	
Externals - private housing	15.00%	1,490,878	
Externals - affordable housing	15.00%	510,867	
			9,504,013

## PROFESSIONAL FEES

Architect	3.00%	597,870	
Quantity Surveyor	1.00%	199,290	
Structural Engineer	1.00%	199,290	
Mech./Elec.Engineer	0.50%	99,645	
Project Manager	0.50%	99,645	
			1,195,740

## DISPOSAL FEES

Sales Agent and Marketing @ 3%		771,740	
Sales Agent Fee	3.00%	274,712	
Sales Legal Fee	0.50%	307,585	
			1,354,036

## TOTAL COSTS BEFORE FINANCE

**29,522,271**

## FINANCE

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			1,688,877

## TOTAL COSTS

**31,211,147**

## PROFIT

**4,125,848**

## Performance Measures

Profit on Cost%	13.22%
Profit on GDV%	11.68%
Profit on NDV%	11.68%
IRR% (without Interest)	19.11%