

ADAMS PLANNING + DEVELOPMENT LTD

DEVELOPMENT APPRAISAL

Station Road ROYSTON

DATE 22.10.2015

INCOME

		Units	Total sq.ft.	Ave. sq.ft.	Sales sq.ft.	Sales Unit	REVENUE		
NEW BUILD									
Private	Apartments	0	0	#DIV/0!	#DIV/0!	#DIV/0!	£ -		
	Housing	18	20,028	1113	£ 170.60	£189,822	£ 3,416,787		
Social	Apartments	0	0	#DIV/0!	#DIV/0!	#DIV/0!			
	Housing				£ 100.00	#DIV/0!	£ -		
SALES REVENUE		18	20028	1113	£ 170.60	£189,822		£ 3,416,787	
Investment Value Ground Rent							0		

TOTAL INCOME £ 3,416,787 100.00%

DEVELOPMENT EXPENDITURE

LAND

		%	Cost per unit						
Land Acquisition	Cost					£ 700,000			
	SDLT	4				£ 28,000			
	Legals	1				£ 7,000			
	Fees	0				£ 30,000			
TOTAL LAND COST					£42,500		£ 765,000	22.39%	

FEES AND COSTS

Professional Fees						£ 50,000			
Planning Application					£ 385	£ 6,930			
Buildings Regs / NHBC					£ 347	£ 6,246			
TOTAL FEES AND COSTS					£ 3,510		£ 63,176	1.85%	

CONSTRUCTION COSTS

		Apartments	£ -	0	£0	£ -			
		Houses	£ 120.00	20028		£2,403,360			
		Development Costs				£ 345,000			
TOTAL CONSTRUCTION COSTS				20,028	£2,748,360		£ 2,748,360	80.44%	

TOTAL COSTS £ 3,576,536 104.68%

GROSS PROFIT -£ 159,749 -4.68%

INDIRECT COSTS

		Sales/Marketing		1.18%	£2,243	£ 40,375			
		Showhouse			£0	£ -			
		Selling Agents		1.14%	£2,243	£ 40,375			
		Solicitors		0.30%	£561	£ 10,094			
TOTAL INDIRECT COSTS							£ 90,844	2.66%	

FINANCE CHARGES

			period/mths	rate / %					
(50% total)		Land	18	5	£ 28,688				
(50% year production)		Construction	6	5	£ 34,355				
TOTAL FINANCE CHARGES							£ 63,042	1.85%	

PROFIT ON CONSTRUCTION £ 668,427 19.56%

PROFIT ON TOTAL COSTS -£ 313,635 -9.18%