



Viability Report for a development at Barugh Green, Barnsley

On behalf of Avant Homes

24 November 2025 (Rev A)

Report by Sion Davies MRICS
e-mail siondavies@spdadvisory.co.uk

Checked by Andy Leahy FRICS
e-mail andy.leahy@bpplimited.co.uk

Bespoke Property Consultants
Arundene Orchard, Loxwood Road,
Rudgwick, West Sussex RH12 3BT

Tel: 01403 823425

www.bpplimited.co.uk

Contents

- 1.0 Instructions and Compliance with RICS Professional Statement (May 19)
- 2.0 Executive Summary
- 3.0 Development Description
- 4.0 Housing Market Outlook
- 5.0 Policy Context
- 6.0 Model Inputs and Assumptions
- 7.0 Conclusions

Appendices

- A Appraisal Results
- B Residential Market Research – Sold Prices
- C BCIS data
- D Accommodation Schedule
- E Abnormal Costs Schedule

1.0 Instructions and Compliance with RICS Professional Statement

- 1.1 Bespoke Property Consultants have been instructed by Avant Homes to carry out a viability assessment of their proposed residential development at Barugh Green, Barnsley and make recommendations for a viable level of S.106 contributions and affordable housing provision in accordance with para 59 of the NPPF.
- 1.2 BPC have not inspected the property.
- 1.3 This assessment is provided for the purposes of agreeing appropriate S.106 and affordable housing obligations and is not a valuation of the subject site or scheme. It is provided for the sole use of the party to whom it is addressed and the Local Planning Authority who will review it.
- 1.4 Bespoke Properties Ltd accepts responsibility to the Client named at the start of this report alone that this report has been prepared with the skill, care and diligence reasonably to be expected of a competent consultant dealing with financial viability of developments but accept no responsibility whatsoever to any person other than the client themselves. As such it is exempted from the RICS “Red Book” (with the exception of PS 2 in relation to ethics, competency, objectivity and disclosures) on the basis of the parties negotiating and agreeing the planning obligations.
- 1.5 The Executive Summary may be extracted by the Local Planning Authority as a “Non-Technical Summary” in line with the requirements of para 21 of the NPPG.
- 1.6 This report may be made publicly available by the Local Planning Authority in accordance with its statutory duties and particularly in accordance with para 21 of the NPPG (Dec 2024).
- 1.7 We confirm compliance with the RICS Professional Statement “Financial Viability in Planning: Conduct and Reporting” May 2019. As required by the Professional Statement we confirm the following matters:
 - a) We have acted with objectivity, impartiality, without interference and with reference to all appropriate available sources of information.

-
- b) We have identified no conflicts of interest or risk of conflicts in preparing this report.
 - c) We are not working under a performance related fee agreement or on a contingent fee basis.
 - d) We advocate reasonable, transparent and appropriate engagement between the parties in the planning process and we will do all that we can to assist in that process.
 - e) We have not carried out nor are working on any area wide viability assessments on behalf of the Council in whose area this development is sited.
 - f) We have justified as necessary the assumptions used and where differences arise once the Council's assessor has reviewed this report we will seek to resolve those differences as set out in RICS guidance.
 - g) Our position with regard to the Benchmark Land Value has been suitably supported by market evidence and where this is not available justified by other suitable methodologies.
 - h) All of the sub-consultants who have contributed to this report have been made aware of the Professional Statement and its requirements, they in turn have confirmed compliance with it.
 - i) We have been allowed sufficient time since instruction to carry out this FVA bearing in mind the scale of the development and the status of the information as at the date of this report.
- 1.8 We have not yet carried out sensitivity testing as required by the RICS Professional Statement as we wish to agree with the local authority the parameters for such testing.
- 1.9 The status of this report is Final subject to any sensitivity testing that our Client or the Council may require.

2.0 Executive Summary

- 2.1 The site is to be developed with 149 residential dwellings.
- 2.2 The appraisal has been carried out using drawings provided for the scheme design by Avant Homes including the accommodation schedule which is attached at Appendix D.
- 2.3 We have identified the following issues which influence the viability of the scheme:
- Gross Development Value (GDV)
 - Build Costs
 - Benchmark Land Value (BLV)
- 2.4 We have carried out the viability assessment using Argus Developer and a summary of the results is shown at Appendix A.
- 2.5 The assumptions we have made are set out in Section 6 of this report and are generally in line with industry norms, reflective of the site characteristics and the local market.
- 2.6 Local Plan FVA Assumptions

In line with the requirements of para 8 of the NPPG the table below gives a comparison of the scheme appraisal assumptions and the Local Plan viability assessment assumptions for same scheme typology:

Table 1

Item	Local Plan Allowance (2019)	BPC Allowance
Sales values / m ²	2b Terrace: £2,300 3b Semi: £2,550 4b Detached: £2,400	1b: £2,875 2b: £2,875 3b: £2,875 4b: £2,875
Base build / m ²	£894 (over 50 dwellings, BCIS LQ) £997 (under 50 dwellings (BCIS Median)	£1,305 (BCIS median) and based on current rates
External Site Infrastructure Cost	15%	15%

Professional fees	Sub 20 dwellings – 8% of basic build costs / externals Over 20 dwellings – 6% of basic build costs / externals	8%
Contingency	3%	5%
'Abnormal' development costs	£200,000 per net Ha	£1.052M per gross Ha
Benchmark Land Value	£400,000 per Ha (Greenfield: Rural West / Penistone & Dodworth)	£355,600 per Ha
Sales & Marketing costs	3% of sales revenue plus additional allowance for legal costs at £500 per dwelling	3.5% (all in)
Finance interest rate	6% (over 10 dwellings)	7.5%
Profit margin:	20% GDV	20% GDV
Open market	6% on revenue for affordable	6% on revenue for affordable

Source: [Background Document - Local Plan Viability Testing Update 2019.pdf](#)

2.7 The Benchmark Land Value of the site has been determined based on the Existing Use Value (EUV) in accordance with para 14 of the NPPG. In this case the adjoining land under the same site allocation has recently agreed a Benchmark Land Value with Barnsley Council. The approach also considers the abnormal costings in the price analysis as required by the NPPG.

2.8 Barnsley Council has recently introduced a Supplementary Planning Document for Financial Contributions for Educational Provisions (Adopted May 2025). Financial contributions are required for residential developments of over 10 or more homes. Avant Homes has provided the calculations for the education contribution which amounts to £1,553,800.

2.9 The other S.106 contributions are as follows:

- Recreation £134,249
- Travel £113,158

2.11 A summary of our appraisal is set out below:

Table 2

Item	BPC Appraisal (£) (100% Open Market Housing)
Gross Development Value	£36.89 million
Build Cost incl Abnormals & Contingency	£22.88 million
Professional fees	£1.74 million
Sales & Marketing costs	£1.29 million
Finance Cost (incl Fees)	£893,000
Profit	£7.59 million
Residual Land Value	£852,000
Benchmark Land Value	£1.71 million
Deficit	£858,000

2.10 Based on the proposed scheme of 149 units the residual land value derived by Argus Developer is £852,000 on a 100% Open Market basis. This is circa £858,000 below the Benchmark Land Value and demonstrates that the scheme is therefore not financially viable.

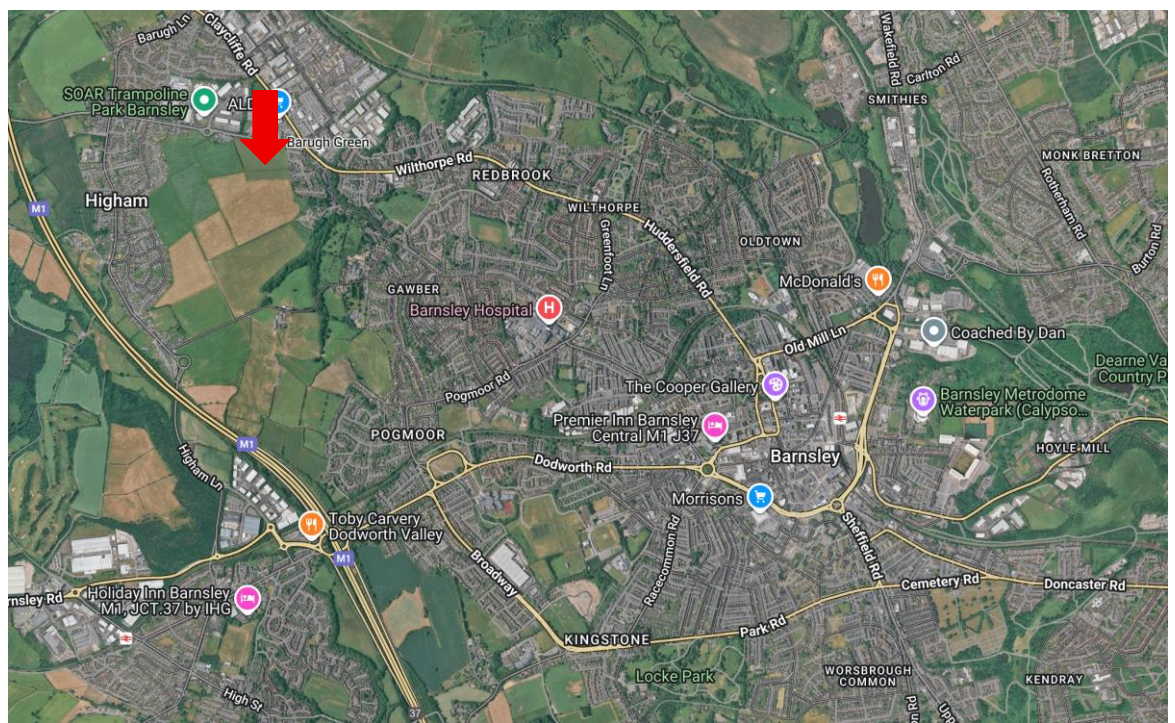
2.11 It is clear that the education requirement is having a significant impact on the affordable housing provision within the scheme.

2.12 In summary we can conclude the development does not generate a surplus over the Benchmark Land Value to fund affordable housing on site, whilst allowing for the education contribution. It is for the Council to prioritise the use of S.106 obligations and decide if the Education contribution or Affordable Housing is their priority.

2.13 As the residual land value on a 100% Open Market basis does not exceed the BLV we have not tested the scheme on a policy compliant basis.

3.0 Development Description

- 3.1 The site is proposed to deliver 149 residential dwellings, comprising a mix of 13 x 1 bed houses, 69 x 2 bed houses, 44 x 3 bed houses and 23 x 4 bed houses. The details of the individual units are shown in Appendix D.
- 3.2 The site is currently agricultural land and amounts to 11.95 acres (4.8 ha).
- 3.3 The site forms part of a land allocation (Policy ID: MU1). The site is proposed for mixed use predominantly for housing and employment. The indicative number of dwellings proposed on the allocation site is 1,700 and 106 acres (43 ha) of employment land.
- 3.4 The site is located at Barugh Green Road, in the Higham village, part of the Dodworth ward of Barnsley. A location plan extract from Google Earth is shown below:



Site identified by the red marker

4.0 Housing Market Outlook

- 4.1 Political, economic and financial uncertainty due to geo-political conflicts and impacts of Brexit, have had a dramatic effect on energy prices, and inflation which in turn is having a negative effect on the general economy. Most commentators expect this to continue to have an impact on housing transactions with implications for those wishing to rent or buy a property.
- 4.2 Fixed rate mortgages (both 2yr and 5yr) peaked in October 2022 at over 6% which showed the increased uncertainty in the market with many products being withdrawn. Rates were less than 3% in July 2022. Fixed rates have slowly reduced from their peak over the last year in line with decreases in BoE base rate to 4.00%.
- 4.3 The outlook for borrowers is still negative as many are coming off fixed term deals in the coming months, so many valuers have revised down forecasts for prices and transactions.
- 4.4 The dominant theme of the next two years will be tighter budgets due to higher monthly interest costs and energy bills.
- 4.5 In addition to this, since the Government ended the Help to Buy scheme, this has affected sales values of smaller units on developments and increase the time to sell units (and thus interest payable on development loans). It is yet to be seen whether First Homes will fill the void created by HtB's withdrawal, but the current evidence suggests lack of interest from developers. Major housebuilders were reporting sales volumes down 25%-33% in 2023/24, but this has now levelled off.
- 4.6 The Bank of England reduced the base rate to 4.00% in August 2025, and indicated this may remain at this level for some time until "Core Inflation" is under control. The latter has the potential to act as a further drag on house price growth, and transaction levels but the Government has indicated its intent to reduce regulatory burden and thus help the economy grow. For now, there is no clear view on which outcome is likely which increases risk.
- 4.7 The next Budget on 26th November is keenly awaited by buyers and investors, but most expect a negative effect.

5.0 Policy Context

5.1 Local Plan for Barnsley

5.1.1 The Local Plan was adopted in January 2019 and the affordable housing policies are contained in Policy H7.

5.1.2 The policy states that on schemes of 15 dwellings or more, 30% Affordable Housing is expected in Dodworth and Rural West, where the site is situated.

5.1.3 Paragraph 9.26 of the policy states: *“The type and tenure of affordable housing will vary from site to site according to local circumstances and will be negotiated between the applicant and the Council.”*

5.1.4 The Local Plan Viability Testing – Updated (May 2019) created by CP Viability Ltd on behalf of Barnsley Metropolitan Borough Council identifies the adjustments to be made to the sales prices for the open market sales to be as follows:

- Affordable Rent: 45% of market value
- Shared Ownership: 67.5% of market value
- Started Homes / Discounted Market Sale: 80% of market value

5.1.5 The required mix of units is not stated in the local plan. The developer must show that arrangements have been put in place to keep the new homes affordable. Limited affordable housing to meet community needs may be allowed in or on the edge of villages.

5.2 National Planning Policy Framework (Feb 2025)

5.2.1 Para 57 sets out that *“Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.”*

5.2.2 The framework, in paragraph 58, states that planning obligations normally required under

S.106 agreements should only be sought where they meet all of the following tests:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

5.2.3 Para 59 goes on to say; *“Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.”*

5.3 **National Planning Practice Guidance (Viability Dec 2024)**

5.3.1 Paragraph 2 states that the role of a financial viability assessment (FVA) is primarily at the plan-making stage. It is the responsibility of site promoters to engage in plan making and the price paid for land is not relevant justification for failing to accord with the relevant policies of the plan.

5.3.2 Paragraph 6 states that developers should have regard to the total cost of the relevant planning policies when buying land.

5.3.3 Paragraph 8 requires that the FVA should refer back to the information that supported the Local Plan making and explain the differences. Ultimately it is for the decision-maker having regard to the transparency of assumptions made in the FVA as to the weight to be applied to the FVA in coming to the final decision.

5.3.4 Paragraph 9 of the guidance advises that review mechanisms should be used where appropriate and there is no mention in the guidance of whether these should be pre or post-implementation or whether the size of a scheme impacts on the decision whether to use one.

-
- 5.3.5 Paragraph 10 states that any FVA should be supported by appropriate evidence and that the FVAs should be proportionate, simple, transparent and publicly available. This ethos is expanded upon in paragraphs 11-18 where the relative values and costs (including land value and profit) are discussed in further detail.
- 5.3.6 Paragraph 13 states that the benchmark land value should primarily be based on Existing Use Value (EUV) plus a premium and paragraph 14 expands upon this to say that the EUV should reflect the implications of abnormal costs, infrastructure, professional fees and be informed by market evidence.
- 5.3.7 Paragraph 15 states that the EUV is the value of the land in its existing without 'hope value'.
- 5.3.8 Paragraph 16 advises that the premium to be applied to the EUV should be a reasonable incentive to the landowner to bring forward the development whilst allowing for policy compliance. As a practice we have always taken this to mean that EUV plus a premium would equal market value as defined by the RICS Guidance Note 94/2012.
- 5.3.9 The guidance advises at para 17 that AUV should be based on a development that would fully comply with up-to-date plan policies. To such value no landowner premium is to be added. If such an alternative use is being utilised as the benchmark, then the applicant should give a justification for why it is not being pursued.

6.0 Model Inputs and Assumptions

6.1 Mix of Units

6.1.1 The appraisal has been carried out on the Scheme provided by Avant Homes (see accommodation schedule at Appendix D). The scheme is summarised as follows:

- 13 x 1 Bed Houses
- 69 x 2 Bed Houses
- 44 x 3 Bed Houses
- 23 x 4 Bed Houses

6.2 Residential Market Research and Sale Prices

6.2.1 We have undertaken an internet-based market research exercise to determine sales values for the units in the current market. We have assessed these results in the context of comparable locations, actual sales prices, unit sizes and anticipated build quality in accordance with para 11 of the NPPG. The results of this research are shown at Appendix B.

6.2.2 The results indicate achievable values of between £2,012/m² to £3,995/m² for houses in Barnsley. Of particular interest are the following new build developments:

- Smithywood Gate by Avant Homes
- Bleachcroft Way by Harron Homes,
- Mount Vernon Road by Orion Homes
- Spring Lane by Gates Homes

6.2.3 The range in sales prices provides an average rate of £2,875/m² and a median of £2,796/m².

6.2.4 We have adopted pricing for the scheme based on the average price achieved for the comparable transactional evidence. The applied pricing is set out in Table 3.

Table 3 – Sales pricing by unit type

Type	Bed	No.	NIA (sqm)	£/sqm	£ Sales Price / Unit
Askham	1	13	66	£2,875	£188,840
Eastbeck	2	10	76	£2,875	£219,289
Ferndale	2	13	75	£2,875	£215,817
Knarborough	2	28	77	£2,875	£220,892
Leyburn	3	10	88	£2,875	£253,211
Baildon	3	12	90	£2,875	£259,621
Salbury	3	12	101	£2,875	£290,338
Wentbridge	4	6	106	£2,875	£305,830
Netherton	4	11	117	£2,875	£335,745
Cookbury	4	3	118	£2,875	£340,553
Thoresby	4	1	134	£2,875	£384,357

6.2.5 The final realisable sales values will of course be dependent on market conditions at the time of marketing, the final specification of the units and any sales incentives offered.

6.2.6 **Gross Development Value**

6.3 Taking all of the capital values noted above and aggregating them gives the Gross Development Value for the scheme on a fully open market basis which we calculate to be c.£36.89 million.

6.4 **Development Timescale**

We believe the following timescales are appropriate for a scheme of this type and scale.

Purchase: 1 Month

Pre-construction: 6 Months – allowing for reserved matters and S.278 works

Construction: 55 Months (assuming 12 months between first build and first completion and profiled aligned to the sales programme thereafter).

Sale: 43 Months (assuming 25% sold off plan and 0.6 per week / 2.4 per month thereafter)

6.5 **Build Costs**

6.5.1 BPC have relied upon BCIS data to inform our development appraisal (see Appendix C). The proposed scheme offers a range of house types and sizes. We have adopted the median

rate (general) for estate housing in Barnsley which amounts to £1,305 per sq m (£121.23 psf).

6.5.2 A 5% contingency has been applied.

6.5.3 An allowance of 15% for external works has been applied to reflect the additional green space within the scheme and is based on the Local Plan Viability Testing document (May 2019). Preliminaries and OHP are included within the BCIS base build cost.

6.5.4 We have allowed 8% for professional fees. These allowances are in line with the current market and reflect the complexity of the subject scheme.

6.6 **Abnormal Costs**

6.6.1 Avant Homes has provided a breakdown of the associated abnormal costs for the scheme amounting to £5,050,355.20. A full schedule of the abnormal costs is provided at Appendix E.

6.7 **Section 106 Contributions**

6.7.1 The Client has provided information on the Section 106 contributions required for a 149 unit scheme which are summarised as follows:

6.7.1.1 Sustainable Travel: $149 \times 10 \times 101.26 \times 0.75 = £113,158.05$ (potential off-site improvement contributions to be added)

6.7.1.2 Formal recreation space (sports pitches, courts, greens etc)

13 no. 1-bed @ £560.22 = £7,282.86

69 no. 2-bed @ £824.41 = £56,884.29

44 no. 3-bed @ £989.01 = £43,516.44

23 no. 4-bed @ £1,155.00 = £26,565

Total – £134,248.59

6.7.1.3 Education

Primary - £761,600

Secondary - £499,800

Early Years - £190,400

SEND - £102,000

Total - £1,553,800

6.7.2 CIL – Barnsley does not currently have a Community Infrastructure Levy (CIL).

6.8 General Development Cost Assumptions

6.8.1 Sales, marketing & legal costs have been taken at 3.5%, which is within a normal range of 2% – 4.5% and relevant to the subject scheme.

6.8.2 At the current time a finance interest rate of 6.5% - 7.5% is applicable, depending on whether fees are inclusive or allowed for separately. This is applied in a viability assessment to all development costs and not just the debt funding, so the rate used will be lower than the “pay-rate”. The availability of credit is still an issue and many lenders are reluctant to fund developments. They will put a margin on their lending rates to suit. In this appraisal an interest rate of 7.5% has been adopted which we regard to be relevant and appropriate for the subject scheme and likely developer.

6.8.3 A developer’s profit has been included in the appraisal at 20% of Gross Development Value (GDV) of the private housing for sale element of the scheme. In the current climate with relatively limited credit supply, most lenders will not lend unless a margin of 20% of GDV is achieved.

6.9 Benchmark Land Value

6.9.1 Section 5 (Viability Assessments) of the Barnsley Local Plan (January 2019) sets out that Land Value will need to be assessed either by: Residual Land Value (i.e. the budget to buy the land) or Land Price (if already purchased).

6.9.2 The site is to be acquired on a subject to planning basis and therefore has not already been purchased.

-
- 6.9.3 The existing use is agricultural however the site is allocated for the provision of housing and employment. The scheme is for a housing development with no employment uses.
- 6.9.4 To inform our assessment we have considered the following methods of determining the Benchmark Land Value:
- The Benchmark Land Value as identified in the Local Plan (May 2019).
 - The agreed viability position for the adjoining scheme at Land south of Barugh Green Road.
 - Existing Use Value based on agricultural land value x 10 to reflect the anticipated landowner premium (an industry standard approach).
- 6.9.5 The **Local Plan Viability Testing** (May 2019) allows for a benchmark land value of £400,000 per hectare for greenfield land. As set out in the NPPG the benchmark land value must reflect implications of all abnormal costs, site specific infrastructure costs and professional fees.
- 6.9.6 **The Land south of Barugh Green Road and east of Higham Common Road** viability assessment is available on the Barnsley Planning Portal. The residential development comprises 75.04 hectares (185.44 acres) and has an agreed benchmark land value of £16,100,000 which amounts to £214,538 per hectare (£86,822 per acre). This BLV is lower than used in the Local Plan Viability Assessment for this location and typology but reflects the abnormal costs applicable to the site. The scheme viability report identifies that the abnormal costs amount to £89,547,186 (£1,193,248 per Ha). The abnormal costs exceed the BLV set by the Local Plan. The benchmark land value plus abnormal costs amount to £1,407,786 per Ha.
- 6.9.7 Alternatively, the **EUV plus a premium** method could be adopted. Agricultural land values for the area multiplied by a factor (eg:10-12 times) is standardised industry practice and assumes the level in which a landowner may consider selling their land for residential development. Agricultural land prices amount to circa £24,710 per Ha (£10,000 per acre). Applying a multiplier of 10 generates a benchmark land value of £247,100 per Ha (£100,000 per acre).
- 6.9.8 We have applied these differing approaches to the subject site as summarised in the following table:

Table 4 – Benchmark Land Value Analysis

Benchmark Land Value	£/Ha	Subject Scheme (Ha)	Total
Local Plan	£400,000	4.8	£1,920,000
Adjoining Scheme	£1,407,786*	4.8	£6,757,373*
EUV +	£247,100	4.8	£1,186,080

*gross of abnormal costs

- 6.9.9 The adjoining scheme BLV is gross of abnormal costs. Deducting abnormal costs (£5,050,355) associated with this scheme would generate a benchmark land value of £1,707,018 (£355,628 per Ha). This is less than the Local Plan review (£400,000 per Ha).
- 6.9.10 Having regard to the above, the Benchmark Land Value for the adjoining scheme is the more robust option given this was most recently agreed between the developer and the local planning authority. The Benchmark Land Value we have adopted is therefore £1,707,018.

7.0 Conclusions

7.1 In this section BPC provide an appraisal output for the proposed scheme having regard to the methodology and inputs outlined in the previous sections of this FVA assessment.

7.2 Based on the proposed scheme of 149units the residual land value derived by Argus Developer is £852,000 for a fully open market housing scheme. This is £858,000 below the Benchmark Land Value.

7.3 Allowance has been made for S.106 contributions as follows:

- Education £1,553,800,
- Recreation £134,249
- Travel £113,158

Clearly these contributions and in particular the Education contribution are having a negative effect on the viability of the scheme.

7.4 .A summary of our appraisal is set out below:

Table 5 – Appraisal Summary

Item	BPC Appraisal (£) (100% Open Market Housing)
Gross Development Value	£36.89 million
Build Cost incl Abnormals & Contingency	£22.88 million
Professional fees	£1.74 million
Sales & Marketing costs	£1.29 million
Finance Cost (incl Fees)	£893,000
Profit	£7.38 million
Residual Land Value	£852,000
Benchmark Land Value	£1.71 million
Deficit	£858,000

7.5 In summary we can conclude the development does not generate a surplus over the Benchmark Land Value to fund affordable housing on site. It is clear that the required S.106 contributions are having a detrimental affect on the viability of the scheme.

7.6 Due to the above result we have not tested the scheme on a policy compliant basis.

Appendix A

Barugh Green, Barnsley
Financial Viability Appraisal
Avant Homes

Development Pro Forma
ARGUS Software
November 23, 2025

Barugh Green, Barnsley
Financial Viability Appraisal
Avant Homes

Project Pro Forma for Phase 2 100% OMH

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate ft ²	Unit Price	Gross Sales
Open Market Sales	149	138,123	267.10	247,602	36,892,653

TOTAL PROJECT REVENUE **36,892,653**

DEVELOPMENT COSTS

ACQUISITION COSTS

Residualized Price			852,361		
Land Transfer Tax			32,118		852,361
Effective Land Transfer Tax Rate		3.77%			
Agent/Legal Fee		1.80%	15,342		
					47,460

CONSTRUCTION COSTS

Construction	ft ²	Build Rate ft ²	Cost	
Open Market Sales	138,123	121.23	16,744,651	
Contingency		5.00%	1,089,750	
Abnormal Costs			5,050,355	
				22,884,757

Section 106 Costs

Section 106 Sustainable Travel			113,158	
Section 106 Sports Pitches			134,249	
Education			1,553,800	
				1,801,207

PROFESSIONAL FEES

Professional Fees		8.00%	1,743,601	
				1,743,601

DISPOSAL FEES

Sales Agent Legal Marketing		3.50%	1,291,243	
				1,291,243

TOTAL COSTS BEFORE FINANCE **28,620,628**

FINANCE

Debit Rate 7.500%, Credit Rate 0.000% (Nominal)				
Land			169,492	
Construction			724,002	
Total Finance Cost				893,494

TOTAL COSTS **29,514,123**

PROFIT

7,378,531

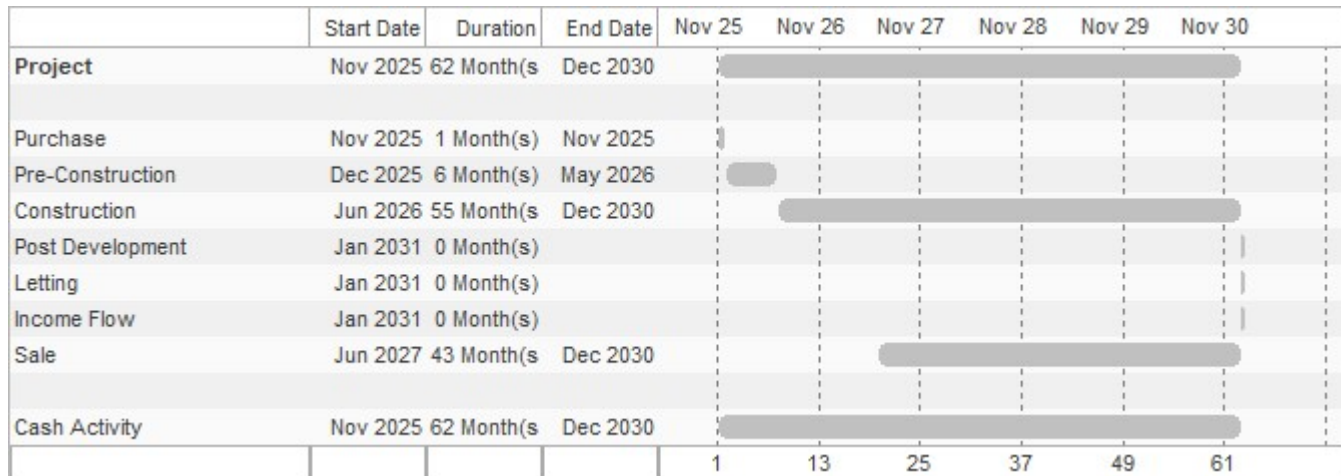
Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR% (without Interest)	35.41%
Profit Erosion (finance rate 7.500)	3 yrs

**Barugh Green, Barnsley
Financial Viability Appraisal
Avant Homes**

Project Timescale	
Project Start Date	Nov 2025
Project End Date	Dec 2030
Project Duration (Inc Exit Period)	62 months

2. 100% OMH



Appendix B

APPENDIX B

Market Research Barugh Green, Barnsley

Address	Tenure	Postcode	Last updated o	sqm	Sqft	Date	Price £ / sqm	Price £ / sqft	Price £	Property type	New build	Bedrooms	Listing URL
3, Belgrave Road, Barnsley	Freehold	S71 1EH	24/09/2025	82	883		£ 2,012	£ 187	£165,000	Terrace	TRUE	2	https://www.rightmove.co.uk/properties/167344085/
2, Grasmere Road, Barnsley	Freehold	S71 1ES	24/09/2025	82	883		£ 2,012	£ 187	£165,000	Terrace	TRUE	2	https://www.rightmove.co.uk/properties/165013964/
(Plot 4) 4, Scotsman Court, Darton, Barnsley, Barnsley (district of)	Freehold	S75 5FN	15/05/2023	131	1,410	15/05/2023	£ 2,053	£ 191	£269,000	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/131550137/
(Plot 3) 6, Scotsman Court, Darton, Barnsley, Barnsley (district of)	Freehold	S75 5FN	15/05/2023	131	1,410	15/05/2023	£ 2,053	£ 191	£269,000	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/131549852/
Plot 8, Scotsman Court, Darton, Barnsley, Barnsley (district of)	Freehold	S75 5FN	18/04/2023	131	1,410	18/04/2023	£ 2,053	£ 191	£269,000	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/131546201/
(Plot 9) 4, Scotsman Court, Darton, Barnsley, Barnsley (district of)	Freehold	S75 5FN	29/03/2023	131	1,410	29/03/2023	£ 2,053	£ 191	£269,000	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/131544839/
Plot 6, Scotsman Court, Darton, Barnsley, Barnsley (district of)	Freehold	S75 5FN	08/03/2023	131	1,410	08/03/2023	£ 2,053	£ 191	£269,000	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/132113342/
117, Mitchells Avenue, Wombwell, Barnsley, Barnsley (district of)	Freehold	S73 8GA	18/07/2025	82	883	18/07/2025	£ 2,195	£ 204	£180,000	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/156411392/
115, Mitchells Avenue, Wombwell, Barnsley, Barnsley (district of)	Freehold	S73 8GA	15/11/2024	80	861	15/11/2024	£ 2,250	£ 209	£180,000	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/154698350/
118, NEWLAND AVENUE, Cudworth, Barnsley, Barnsley (district of)	Freehold	S72 8XB	04/12/2024	136	1,464	04/12/2024	£ 2,279	£ 212	£310,000	Detached	TRUE	4	https://www.rightmove.co.uk/properties/152673812/
9 The Askham, Calver Close, Dodworth, Barnsley	Freehold	S75 3QW	24/10/2025	85	915	24/10/2025	£ 2,412	£ 224	£204,995	Semi-detached	TRUE	1	https://www.rightmove.co.uk/properties/168458381/
7, Ring Farm Lane, Cudworth, Barnsley, Barnsley (district of)	Freehold	S72 8FU	02/04/2025	142	1,528	02/04/2025	£ 2,465	£ 229	£350,000	Detached	TRUE	4	https://www.rightmove.co.uk/properties/155797616/
47 Edinburgh, Mount Vernon Road, Worsbrough, Barnsley, Barnsley (district of)	Freehold	S70 4DP	20/03/2023	70	753	20/03/2023	£ 2,500	£ 232	£174,995	Terrace	TRUE	2	https://www.rightmove.co.uk/properties/140195402/
12, Spring Lane, Carlton, Barnsley, Barnsley (district of)	Freehold	S71 3EX	05/06/2025	104	1,119	05/06/2025	£ 2,500	£ 232	£260,000	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/156956564/
THE LANGHAM, Spring Lane, Carlton, Barnsley, Barnsley (district of)	Freehold	S71 3EX	20/12/2024	100	1,076	16/07/2024	£ 2,500	£ 232	£250,000	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/8672308/
Plot 1, Mount Vernon Avenue, Worsbrough Common, Barnsley, Barnsley (district of)	Freehold	S70 4EP	24/07/2024	92	990	24/07/2024	£ 2,500	£ 232	£230,000	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/140195402/
28D, Low Cudworth Green, Cudworth, Barnsley	Freehold	S72 8EF	09/10/2025	155	1,668	09/10/2025	£ 2,516	£ 234	£389,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/162323372/
Plot 7, Scotsman Court, Darton, Barnsley, Barnsley (district of)	Freehold	S75 5FN	14/02/2024	100	1,076	14/02/2024	£ 2,550	£ 237	£255,000	Detached	TRUE	3	https://www.rightmove.co.uk/properties/144572963/
38 The Windsor, Mount Vernon Road, Worsbrough, Barnsley, Barnsley (district of)	Freehold	S70 4DW	04/08/2023	98	1,055	04/08/2023	£ 2,551	£ 237	£249,999	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/119346734/
55 Edinburgh, Mount Vernon Road, Worsbrough, Barnsley, Barnsley (district of)	Freehold	S70 4DP	09/05/2023	70	753	09/05/2023	£ 2,571	£ 239	£179,995	Semi-detached	TRUE	2	https://www.rightmove.co.uk/properties/132350522/
56 Edinburgh, Mount Vernon Road, Worsbrough, Barnsley, Barnsley (district of)	Freehold	S70 4DP	02/05/2023	70	753	02/05/2023	£ 2,571	£ 239	£179,995	Semi-detached	TRUE	2	https://www.rightmove.co.uk/properties/134118458/
Plot 2-The Hurley, Stairfoot Business Park, Stairfoot, Barnsley	Freehold	S70 3PA	03/07/2024	89	958		£ 2,584	£ 240	£230,000	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/146121548/
049 BAMBURGH, Mount Vernon Road, Worsbrough, Barnsley, Barnsley (district of)	Freehold	S70 4DP	09/05/2023	93	1,001	09/05/2023	£ 2,613	£ 243	£242,995	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/132057575/
050 BAMBURGH, Mount Vernon Road, Worsbrough, Barnsley, Barnsley (district of)	Freehold	S70 4DP	17/04/2023	93	1,001	17/04/2023	£ 2,613	£ 243	£242,995	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/132058025/
Plot 5, Bloemfontein Street, Cudworth, Barnsley, Barnsley (district of)	Freehold	S72 8UN	22/09/2023	66	710	22/09/2023	£ 2,652	£ 246	£175,000	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/136463444/
Plot 5., Bloemfontein Street, Cudworth, Barnsley, Barnsley (district of)	Freehold	S72 8UN	23/06/2023	66	710	23/06/2023	£ 2,652	£ 246	£175,000	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/134801036/
11 WASHINGTON, Mount Vernon Road, Worsbrough, Barnsley, Barnsley (district of)	Freehold	S70 4DP	08/07/2024	144	1,550	08/07/2024	£ 2,674	£ 248	£384,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/86470851/
12 WASHINGTON, Mount Vernon Road, Worsbrough, Barnsley, Barnsley (district of)	Freehold	S70 4DP	07/06/2024	144	1,550	07/06/2024	£ 2,674	£ 248	£384,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/86470854/
10 WASHINGTON, Mount Vernon Road, Worsbrough, Barnsley, Barnsley (district of)	Freehold	S70 4DP	26/02/2024	144	1,550	26/02/2024	£ 2,674	£ 248	£384,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/86470872/
12 WASHINGTON, Mount Vernon Road, Worsbrough, Barnsley, Barnsley (district of)	Freehold	S70 4DP	09/10/2023	144	1,550	09/10/2023	£ 2,674	£ 248	£384,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/138522788/
10 WASHINGTON, Mount Vernon Road, Worsbrough, Barnsley, Barnsley (district of)	Freehold	S70 4DP	09/10/2023	144	1,550	09/10/2023	£ 2,674	£ 248	£384,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/138522842/
11 WASHINGTON, Mount Vernon Road, Worsbrough, Barnsley, Barnsley (district of)	Freehold	S70 4DP	09/10/2023	144	1,550	09/10/2023	£ 2,674	£ 248	£384,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/138522902/
11 WASHINGTON, Mount Vernon Road, Worsbrough, Barnsley, Barnsley (district of)	Freehold	S70 4DP	10/08/2023	144	1,550	10/08/2023	£ 2,674	£ 248	£384,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/135592898/
10 WASHINGTON, Mount Vernon Road, Worsbrough, Barnsley, Barnsley (district of)	Freehold	S70 4DP	10/08/2023	144	1,550	10/08/2023	£ 2,674	£ 248	£384,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/135592739/
12 WASHINGTON, Mount Vernon Road, Worsbrough, Barnsley, Barnsley (district of)	Freehold	S70 4DP	10/08/2023	144	1,550	10/08/2023	£ 2,674	£ 248	£384,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/135592694/
11 WASHINGTON, Mount Vernon Road, Worsbrough, Barnsley, Barnsley (district of)	Freehold	S70 4DP	01/06/2023	144	1,550	01/06/2023	£ 2,674	£ 248	£384,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/134116763/
10 WASHINGTON, Mount Vernon Road, Worsbrough, Barnsley, Barnsley (district of)	Freehold	S70 4DP	01/06/2023	144	1,550	01/06/2023	£ 2,674	£ 248	£384,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/134116679/
12 WASHINGTON, Mount Vernon Road, Worsbrough, Barnsley, Barnsley (district of)	Freehold	S70 4DP	01/06/2023	144	1,550	01/06/2023	£ 2,674	£ 248	£384,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/134115593/
10 WASHINGTON, Mount Vernon Road, Worsbrough, Barnsley, Barnsley (district of)	Freehold	S70 4DP	26/04/2023	144	1,550	26/04/2023	£ 2,674	£ 248	£384,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/132124430/
11 WASHINGTON, Mount Vernon Road, Worsbrough, Barnsley, Barnsley (district of)	Freehold	S70 4DP	26/04/2023	144	1,550	26/04/2023	£ 2,674	£ 248	£384,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/132353210/
(Plot 7), 1, Scotsman Court, Darton, Barnsley, Barnsley (district of)	Freehold	S75 5FN	27/10/2023	100	1,076	27/10/2023	£ 2,690	£ 250	£269,000	Detached	TRUE	3	https://www.rightmove.co.uk/properties/136463450/
(Plot 7), 1, Scotsman Court, Darton, Barnsley, Barnsley (district of)	Freehold	S75 5FN	23/06/2023	100	1,076	23/06/2023	£ 2,690	£ 250	£269,000	Detached	TRUE	3	https://www.rightmove.co.uk/properties/134800982/
Plot 7, Bloemfontein Street, Cudworth, Barnsley, Barnsley (district of)	Freehold	S72 8UN	20/10/2023	65	700	20/10/2023	£ 2,692	£ 250	£175,000	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/136463429/
Plot 7., Bloemfontein Street, Cudworth, Barnsley, Barnsley (district of)	Freehold	S72 8UN	23/06/2023	65	700	23/06/2023	£ 2,692	£ 250	£175,000	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/134801012/
Danish Court, Plot 2, Abbey Lane, Lundwood, Barnsley, Barnsley (district of)	Freehold	S71 5QD	02/02/2024	59	635	16/10/2023	£ 2,712	£ 252	£160,000	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/135302747/
22 The Stratford, Mount Vernon Road, Worsbrough, Barnsley, Barnsley (district of)	Freehold	S70 4DW	26/11/2023	81	872	26/11/2023	£ 2,716	£ 252	£219,995	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/119345903/
24 The Stratford, Mount Vernon Road, Worsbrough, Barnsley, Barnsley (district of)	Freehold	S70 4DW	08/08/2023	81	872	08/08/2023	£ 2,716	£ 252	£219,995	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/138304346/
11 The Thornbury, Mount Vernon Road, Worsbrough, Barnsley	Freehold	S70 4DW	18/01/2023	91	980	18/01/2023	£ 2,747	£ 255	£249,999	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/119346305/
4, Spring Lane, Carlton, Barnsley, Barnsley (district of)	Freehold	S71 3EX	22/08/2024	139	1,500	22/08/2024	£ 2,763	£ 257	£385,000	Detached	TRUE	4	https://www.rightmove.co.uk/properties/86732277/
Plot 25 The Salisbury, Mount Vernon Road, Worsbrough, Barnsley	Freehold	S70 4DP	04/12/2023	128	1,378	04/12/2023	£ 2,797	£ 260	£357,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/132027251/
Plot 23 - The Evesham, Mount Vernon Road, Worsbrough, Barnsley	Freehold	S70 4DP	13/10/2023	132	1,421	13/10/2023	£ 2,826	£ 262	£372,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/132027257/
3, Woodview Chase, Mapplewell, Barnsley, Barnsley (district of)	Freehold	S75 6PS	30/12/2024	130	1,399	30/12/2024	£ 2,846	£ 264	£370,000	Semi-detached	TRUE	4	https://www.rightmove.co.uk/properties/142907597/
023 The Evesham, Mount Vernon Road, Worsbrough, Barnsley	Freehold	S70 4DP	13/10/2023	131	1,410	13/10/2023	£ 2,847	£ 265	£372,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/134118380/
The-Hurley, Stairfoot Business Park, Stairfoot, Barnsley	Freehold	S70 3PA	29/08/2025	86	926	29/08/2025	£ 2,849	£ 265	£245,000	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/160866875/
The-Hurley, Stairfoot Business Park, Stairfoot, Barnsley	Freehold	S70 3PA	29/08/2025	86	926	29/08/2025	£ 2,849	£ 265	£245,000	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/166368344/
7, Belgrave Road, Barnsley	Freehold	S71 1EH	14/10/2025	84	904		£ 2,857	£ 265	£240,000	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/168183491/
Plot 34 -The Brackley, Stairfoot Business Park, Stairfoot, Barnsley	Freehold	S70 3PA	18/03/2025	89									

29 The Thornbury, Darton Lane, Darton, Barnsley, Barnsley (district of)	Freehold	S75 5AL	11/04/2025	91	980	11/04/2025	£	2,890	£	268	£262,995	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/154694639/
57a, Darton Lane, Darton, Barnsley	Freehold	S75 5AL	17/10/2025	91	980	17/10/2025	£	2,912	£	270	£264,995	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/168022412/
14, 15, 17, 41 The Warwick, Mount Vernon Road, Worsbrough, Barnsley	Freehold	S70 4DW	04/08/2023	128	1,378	04/08/2023	£	2,930	£	272	£374,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/119350181/
2, Grasmere Road, Barnsley		S71 1ES	14/10/2025	81	872		£	2,963	£	275	240000	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/165012500/
9, Spring Farm Court, Carlton, Barnsley	Freehold	S71 3EY	04/09/2025	102	1,098	04/09/2025	£	2,941	£	273	£299,995	Detached	TRUE	3	https://www.rightmove.co.uk/properties/166571054/
The-Netherton, Stairfoot Business Park, Stairfoot, Barnsley	Freehold	S70 3PA	26/09/2025	108	1,163	26/09/2025	£	2,963	£	275	£320,000	Detached	TRUE	4	https://www.rightmove.co.uk/properties/166368275/
The-Netherton, Stairfoot Business Park, Stairfoot, Barnsley	Freehold	S70 3PA	29/08/2025	108	1,163	29/08/2025	£	2,963	£	275	£320,000	Detached	TRUE	4	https://www.rightmove.co.uk/properties/165053345/
7, 8, 13, 18, 20 The Alderley, Mount Vernon Road, Worsbrough, Barnsley	Freehold	S70 4DW	25/04/2023	99	1,066	25/04/2023	£	3,030	£	281	£299,999	Detached	TRUE	3	https://www.rightmove.co.uk/properties/119347181/
1 The Harewood, Mount Vernon Road, Worsbrough, Barnsley	Freehold	S70 4DW	19/09/2023	118	1,270	19/09/2023	£	3,051	£	283	£359,999	Detached	TRUE	4	https://www.rightmove.co.uk/properties/119347964/
3, Woodview Chase, Mapplewell, Barnsley, Barnsley (district of)		S75 6PS	29/10/2025	130	1,399	29/10/2025	£	3,077	£	286	£400,000	Semi-detached	TRUE	4	https://www.rightmove.co.uk/properties/142907594/
4, Low Cudworth Green, Cudworth, Barnsley, Barnsley (district of)		S72 8EJ	22/05/2025	136	1,464	22/05/2025	£	3,125	£	290	£425,000	Detached	TRUE	4	https://www.rightmove.co.uk/properties/154273520/
9, 12, 19 The Oakwood, Mount Vernon Road, Worsbrough, Barnsley	Freehold	S70 4DW	25/04/2023	106	1,141	25/04/2023	£	3,160	£	294	£334,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/119347637/
35 The Preston, Mount Vernon Road, Worsbrough, Barnsley	Freehold	S70 4DP	09/11/2025	70	753	15/11/2024	£	3,243	£	301	£226,995	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/155030039/
36 The Preston, Mount Vernon Road, Worsbrough, Barnsley	Freehold	S70 4DP	06/12/2024	70	753	15/11/2024	£	3,286	£	305	£229,995	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/155030030/
35 The Preston, Mount Vernon Road, Worsbrough, Barnsley	Freehold	S70 4DP	15/11/2024	70	753	15/11/2024	£	3,286	£	305	£229,995	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/154192532/
36 The Preston, Mount Vernon Road, Worsbrough, Barnsley	Freehold	S70 4DP	15/11/2024	70	753	15/11/2024	£	3,286	£	305	£229,995	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/154192469/
Plot 2, Mount Vernon Avenue, Worsbrough Common, Barnsley	Freehold	S70 4EP	07/08/2024	70	753	07/08/2024	£	3,286	£	305	£230,000	Semi-detached	TRUE	3	https://www.rightmove.co.uk/properties/144462722/
53, Darton Lane, Darton, Barnsley	Freehold	S75 5AL	21/05/2025	91	980	21/05/2025	£	3,297	£	306	£299,999	Detached	TRUE	2	https://www.rightmove.co.uk/properties/161126987/
41 The Wentworth, Darton Lane, Darton, Barnsley, Barnsley (district of)	Freehold	S75 5AL	20/02/2025	86	926	20/02/2025	£	3,314	£	308	£284,995	Detached	TRUE	3	https://www.rightmove.co.uk/properties/154667243/
34 The Wentworth, Darton Lane, Darton, Barnsley, Barnsley (district of)	Freehold	S75 5AL	18/03/2025	86	926	18/03/2025	£	3,337	£	310	£286,999	Detached	TRUE	3	https://www.rightmove.co.uk/properties/158883947/
53, Darton Lane, Darton, Barnsley	Freehold	S75 5AL	05/08/2025	91	980	05/08/2025	£	3,352	£	311	£304,995	Detached	TRUE	3	https://www.rightmove.co.uk/properties/162242882/
33 The Wentworth, Darton Lane, Darton, Barnsley, Barnsley (district of)	Freehold	S75 5AL	11/04/2025	86	926	11/04/2025	£	3,360	£	312	£288,999	Detached	TRUE	3	https://www.rightmove.co.uk/properties/154674971/
42 The Harewood, Darton Lane, Darton, Barnsley, Barnsley (district of)	Freehold	S75 5AL	11/04/2025	118	1,270	11/04/2025	£	3,390	£	315	£399,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/154655933/
37 The Harewood, Darton Lane, Darton, Barnsley, Barnsley (district of)	Freehold	S75 5AL	11/04/2025	118	1,270	11/04/2025	£	3,390	£	315	£399,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/154657496/
32 The Dunsmore, Darton Lane, Darton, Barnsley, Barnsley (district of)	Freehold	S75 5AL	11/04/2025	123	1,324	11/04/2025	£	3,398	£	316	£417,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/154652717/
53, Darton Lane, Darton, Barnsley, Barnsley (district of)	Freehold	S75 5AL	30/09/2025	91	980	30/09/2025	£	3,407	£	316	£309,995	Detached	TRUE	3	https://www.rightmove.co.uk/properties/159319091/
31 The Harewood, Darton Lane, Darton, Barnsley, Barnsley (district of)	Freehold	S75 5AL	18/03/2025	118	1,270	18/03/2025	£	3,432	£	319	£404,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/158048153/
53, Darton Lane, Darton, Barnsley, Barnsley (district of)	Freehold	S75 5AL	05/08/2025	123	1,324	05/08/2025	£	3,439	£	319	£422,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/159324260/
53, Darton Lane, Darton, Barnsley	Freehold	S75 5AL	21/05/2025	118	1,270	21/05/2025	£	3,475	£	323	£409,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/162244076/
53, Darton Lane, Darton, Barnsley, Barnsley (district of)	Freehold	S75 5AL	23/04/2025	118	1,270	23/04/2025	£	3,475	£	323	£409,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/159323627/
36 The Calverley, Darton Lane, Darton, Barnsley, Barnsley (district of)	Freehold	S75 5AL	11/04/2025	118	1,270	11/04/2025	£	3,475	£	323	£409,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/154657634/
5, Spring Lane, Carlton, Barnsley, Barnsley (district of)	Freehold	S71 3EX	31/01/2025	119	1,281	11/09/2024	£	3,487	£	324	£415,000	Detached	TRUE	4	https://www.rightmove.co.uk/properties/143564852/
53, Darton Lane, Darton, Barnsley	Freehold	S75 5AL	23/06/2025	86	926	23/06/2025	£	3,488	£	324	£299,995	Detached	TRUE	3	https://www.rightmove.co.uk/properties/161820215/
53, Darton Lane, Darton, Barnsley	Freehold	S75 5AL	13/05/2025	118	1,270	13/05/2025	£	3,517	£	327	£414,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/161872994/
57a, Darton Lane, Darton, Barnsley	Freehold	S75 5AL	17/10/2025	118	1,266	17/10/2025	£	3,528	£	328	£414,995	Detached	TRUE	4	https://www.rightmove.co.uk/properties/168022337/
53, Darton Lane, Darton, Barnsley, Barnsley (district of)	Freehold	S75 5AL	12/08/2025	86	926	12/08/2025	£	3,546	£	329	£304,995	Detached	TRUE	3	https://www.rightmove.co.uk/properties/159320231/
1, Wood Lane, Carlton, Barnsley	Freehold	S71 3JQ	09/10/2025	97	1,044	09/10/2025	£	3,608	£	335	£350,000	Detached	TRUE	4	https://www.rightmove.co.uk/properties/163738355/
1, Wood Lane, Carlton, Barnsley, Barnsley (district of)	Freehold	S71 3JQ	01/07/2025	97	1,044	01/07/2025	£	3,608	£	335	£350,000	Detached	TRUE	4	https://www.rightmove.co.uk/properties/158793800/
6 The Leyburn, Calver Close, Dodworth, Barnsley	Freehold	S75 3QW	23/09/2025	71	764	23/09/2025	£	3,873	£	360	£274,995	Detached	TRUE	3	https://www.rightmove.co.uk/properties/160991885/
4 The Maltby, Calver Close, Dodworth, Barnsley	Freehold	S75 3QW	23/09/2025	67	721	23/09/2025	£	3,955	£	368	£264,995	Detached	TRUE	3	https://www.rightmove.co.uk/properties/160991882/
Analysis								MEDIAN	£260	£2,796					
								AVERAGE	£267	£2,875					

Appendix C

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 01-Nov-2025 07:36

Rebased to Barnsley (86; sample 34)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
810. Housing, mixed developments (15)	1,384	741	1,197	1,335	1,518	3,448	1236
810.1 Estate housing							
Generally (15)	1,364	680	1,156	1,305	1,492	4,678	1266
Single storey (15)	1,563	915	1,304	1,492	1,707	4,678	199
2-storey (15)	1,315	680	1,139	1,272	1,446	2,819	998
3-storey (15)	1,389	846	1,167	1,343	1,547	2,789	64
4-storey or above (15)	2,841	1,390	2,274	2,539	3,779	4,222	5
810.11 Estate housing detached (15)	1,822	1,004	1,312	1,523	2,063	4,678	18
810.12 Estate housing semi detached							
Generally (15)	1,383	793	1,175	1,336	1,517	3,027	329
Single storey (15)	1,543	996	1,342	1,519	1,662	3,027	75
2-storey (15)	1,336	793	1,159	1,288	1,475	2,324	244
3-storey (15)	1,327	993	1,060	1,264	1,532	1,955	10
810.13 Estate housing terraced							

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Generally (15)	1,367	806	1,132	1,291	1,476	4,222	198
Single storey (15)	1,523	968	1,299	1,482	1,816	2,158	14
2-storey (15)	1,316	806	1,120	1,261	1,427	2,819	156
3-storey (15)	1,385	846	1,180	1,331	1,534	2,789	26
4-storey or above (15)	4,000	3,779	-	-	-	4,222	2
816. Flats (apartments)							
Generally (15)	1,627	846	1,333	1,527	1,845	5,433	726
1-2 storey (15)	1,559	925	1,303	1,454	1,789	3,049	150
3-5 storey (15)	1,602	846	1,324	1,522	1,806	4,830	489
6 storey or above (15)	1,882	1,154	1,516	1,795	2,093	5,433	86

Appendix D

Appendix E

APPENDIX E : BARUGH GREEN - AVANT HOMES

ABNORMAL LIST Nov-25

Description	Quantity (if required)	Item	Total Cost(£)
Site Clearance: Hedge & Tree Removal / Protection / Arboricultural work	1	Item	£ 16,500.00
Site Clearance: Tree Protection	1	Item	£ 10,450.00
Earthworks: Sirius Price - Cut / Reduce Levels incl Plotworks	1	Item	£ 1,103,300.00
Earthworks: Disposal Topsoil Capping incl Plotworks 200mm	6421	m3	£ 190,703.70
Earthworks: Disposal Sub-soil: Inert Material	1	m3	£ 229,460.00
s278 / Off-site Works (MJ Evans Quotation)	1	Item	£ 222,436.50
Drainage: Over-Sized Pipes and Manholes	1	Item	£ 25,300.00
Drainage: SUDS basins, swales etc	1800	m3	£ 346,500.00
Drainage: Hydrobrake	1	Nr	£ 11,550.00
Drainage: Head Walls	2	Nr	£ 16,500.00
Drainage: Land Drainage	149	Plot	£ 40,975.00
Services: Substation	1	Item	£ 43,890.00
Services: Diversion Works - Overhead	1	Item	£ 223,300.00
Services: Contribution to remove elec wayleave	1	Item	£ 84,700.00
Boundary / Screen Walls	260	m	£ 71,500.00
Water Service barrier pipe	1	Item	£ 20,625.00
Retaining: Brick / Block - Wall max height ranging from 0.6m to 2.00m	1	Item	£ 165,000.00
Radon Protection	149	Plot	£ 139,315.00
1.5m Trench fill - EO COST	68	Nr	£ 149,600.00
Piled plots and Ring beam (10M) - STEEL	63	Nr	£ 433,125.00
Piled plots and Ring beam (10M) - ODEX	18	Nr	£ 193,050.00
Piling Mat	81	Nr	£ 111,375.00
S106 - See Head of Terms			£ -
BNG	1	Nr	£ 110,000.00
June 2025 - Building regulation Change	149	Plot	£ 983,400.00
Garages	6	plot	£ 107,800.00
Total			£ 5,050,355.20