

**FINANCIAL VIABILITY ASSESSMENT
IN RELATION TO:**

**KERESFORTH ROAD
DODWORTH
BARNSELY
S75 3RG**

PLANNING REFERENCE 2022/0016

APPLICANT

Keepmoat Homes

PREPARED BY

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heb Chartered Surveyors

DATE

16 September 2025

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EXECUTIVE SUMMARY

We have been instructed by Keepmoat Homes to provide a Financial Viability Assessment (FVA) in relation to an outline planning application to develop 126 new dwellings on an undeveloped greenfield site. The site extends to 19.10 acres (7.73 hectares) and is positioned immediately adjacent to the M1.

Following amendments to the original planning application the revised scheme proposes to develop 126 dwellings consisting of various house types bespoke to Keepmoat Homes, all being of traditional construction over a mix of two and three storeys. Planning ref 2022/0016

The FVA has been prepared on the assumption that the development is undertaken by a 'typical developer' using standard development assumptions. The conclusion of our appraisal is that the Residual Land Value prior to applying any section 106 policy requirements is significantly below the assessed Benchmark Land Value. Therefore, for the purpose of assessing the ability to deliver section 106 requirements, we would confirm the scheme to be "unviable".

The key factors in reducing viability on the scheme are:-

- High build costs
- Cost of finance (recent rise in interest rates)
- High abnormal costs

This report will consider all aspects of the proposed development including:-

Land values

Abnormal costs

Infrastructure costs

Sales values

Build costs

Statutory & professional fees

Interest & borrowing costs

PLANNING POLICY CONTEXT

All planning obligations, whether financial contributions or on-site delivery of affordable housing, have a direct impact on the value of the development site. If the value of a site is reduced to a level which is below its existing or alternative use value then the likelihood of a site coming forward for redevelopment is undermined. General planning guidance suggests that planning obligations should be reasonable so as not to deter development or render schemes unviable.

DESCRIPTION OF SITE

The site is located to the east of the village of Dodworth, which sits approximately 1.5 miles southwest of Barnsley main town centre. The site located immediately adjacent to J37 of the M1 motorway.

To the west of the site is a mix of detached and semi-detached housing of modern construction.

The site is an irregular shaped area which generally extends from northwest to southeast which runs adjacent to the M1 motorway and currently comprises undeveloped and overgrown grassland with mature trees.

DESCRIPTION OF SCHEME – (APPENDIX I – SCHEME LAYOUT PLAN)

The proposed development can be seen in the attached scheme layout plan and provides for 126 dwellings.

Details of the dwelling types and net floor areas are shown below. For the avoidance of doubt we have separately distinguished between the private housing and affordable housing for the purposes of this appraisal:-

Private Housing

HOUSE TYPE	PLOT TYPE	NET AREAS (SQ FT)
Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765
Holgate	Semi	1019
Holgate	Semi	1019
Holgate	Semi	1019
Holgate	Semi	1019
Holgate	Semi	1019
Holgate	Semi	1019
Holgate	Semi	1019
Holgate	Semi	1019

Thirlmere	Detached	1300
Thirlmere	Detached	1300
Thirlmere	Detached	1300
Thirlmere	Detached	1300
Thirlmere	Detached	1300
Newham	Detached	1289
Newham	Detached	1289
Newham	Detached	1289
Newham	Detached	1289
Newham	Detached	1289
Newham	Detached	1289
Farley	Detached	1021
Farley	Detached	1021
Farley	Detached	1021
Farley	Detached	1021
Farley	Detached	1021
Farley	Detached	1021
Farley	Detached	1021
Farley	Detached	1021
Farley	Detached	1021
Farley	Detached	1021
TOTAL		91,050

Affordable Housing

HOUSE TYPE	PLOT TYPE	NET AREAS (SQ FT)
Seacourt	Semi	918
Seacourt	Semi	918
Seacourt	Semi	918
Seacourt	Semi	918
Seacourt	Semi	918
Seacourt	Semi	918
Seacourt	Semi	918
Seacourt	Semi	918
Seacourt	Semi	918
Seacourt	Semi	918
Seacourt	Semi	918
Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765

Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765
Padbury	Semi	765
Seacourt	Semi	918
Seacourt	Semi	918
Seacourt	Semi	918
Seacourt	Semi	918
Seacourt	Semi	918
Seacourt	Semi	918
Seacourt	Semi	918
Seacourt	Semi	918
Seacourt	Semi	918
Seacourt	Semi	918
TOTAL		32,130

VIABILITY ASSESSMENT ASSUMPTIONS

Our appraisal has been prepared using Argus developer software which is widely acknowledged as being the leading developer software for development appraisals.

The key to a development being deemed viable is to ensure that the costs of the scheme do not outweigh the gross development value (GDV). The landowner and the developer have to be appropriately rewarded to enable development to proceed but the policy requirements of the Local Authority also have to meet insofar as possible and any imbalance in the above would result in a scheme being stalled or not delivered.

Gross Development Value (GDV) – (APPENDIX II – SALES REPORT)

To establish the GDV, we have assessed the market value of each dwelling. In order to calculate the market values, we have reviewed sale prices of new dwellings within the immediate vicinity within the past 24 months.

We have compiled a report detailing the comparable evidence which shows that the appropriate sales rate to apply to this scheme is between £280 and £285 per sq ft.

The above is further evidenced by comparing the proposed scheme to one which is currently on the market named 'Smithy Wood Gate' developed by Avant homes, which is sits less than 0.5 miles south of the subject scheme where Avant are quoting circa £300 per sq ft. We are aware discounts are available on the scheme of 5-10%

The proposed scheme by Keepmoat homes sits directly adjacent to the M1 motorway, thus, heb have made an appropriate adjustment to the sales rate per sq ft to reflect its 'less desirable' location in comparison to the Avant Homes' scheme.

Selset	Semi	1088	304,640
Selset	Semi	1088	304,640
Selset	Semi	1088	304,640
Selset	Semi	1088	304,640
Selset	Semi	1088	304,640
Selset	Semi	1088	304,640
Selset	Semi	1088	304,640
Selset	Semi	1088	304,640
Selset	Semi	1088	304,640
Selset	Semi	1088	304,640
Selset	Semi	1088	304,640
Killington	Detached	1013	283,640
Killington	Detached	1013	283,640
Killington	Detached	1013	283,640
Killington	Detached	1013	283,640
Killington	Detached	1013	283,640
Killington	Detached	1013	283,640
Killington	Detached	1013	283,640
Killington	Detached	1013	283,640
Killington	Detached	1013	283,640
Killington	Detached	1013	283,640
Killington	Detached	1013	283,640
Killington	Detached	1013	283,640
Killington	Detached	1013	283,640
Killington	Detached	1013	283,640
Killington	Detached	1013	283,640
Killington	Detached	1013	283,640
Thirlmere	Detached	1300	370,500
Thirlmere	Detached	1300	370,500
Thirlmere	Detached	1300	370,500
Thirlmere	Detached	1300	370,500
Thirlmere	Detached	1300	370,500
Thirlmere	Detached	1300	370,500
Thirlmere	Detached	1300	370,500
Thirlmere	Detached	1300	370,500
Thirlmere	Detached	1300	370,500
Thirlmere	Detached	1300	370,500
Thirlmere	Detached	1300	370,500
Thirlmere	Detached	1300	370,500
Thirlmere	Detached	1300	370,500
Thirlmere	Detached	1300	370,500
Thirlmere	Detached	1300	370,500
Newham	Detached	1289	367,365
Newham	Detached	1289	367,365
Newham	Detached	1289	367,365
Newham	Detached	1289	367,365
Newham	Detached	1289	367,365
Newham	Detached	1289	367,365
Newham	Detached	1289	367,365
Farley	Detached	1021	285,880

Seacourt	Semi	918	128,520
Seacourt	Semi	918	128,520
Seacourt	Semi	918	128,520
Seacourt	Semi	918	128,520
Seacourt	Semi	918	128,520
Seacourt	Semi	918	128,520
Seacourt	Semi	918	128,520
Seacourt	Semi	918	128,520
Seacourt	Semi	918	128,520
Seacourt	Semi	918	128,520

The total GDV on the basis of the above is £25,724,695

Build Costs – (APPENDIX III – BCIS COSTS)

We have not been provided with any specific build costs, we have therefore referred to the RICS Building Costs Information Service (BCIS) which is recognised as being an appropriate source for construction data in preparation of viability assessments. The data from the BCIS has been rebased to Barnsley.

For the purposes of the viability assessment we have adopted the lower quartile BCIS rates which are as follows:-

Estate Housing (detached):	£121 per sq ft	(£1,303 per sq m)
Estate Housing (semi-detached two storey):	£106 per sq ft	(£1,143 per sq m)
Estate Housing (semi-detached three storey):	£97 per sq ft	(£1,049 per sq m)

Please note that BCIS data is based on historic information provided by contractors and may not necessarily be up to date in terms of accuracy when costs are changing rapidly.

The BCIS costs do not include for any external works, we generally use a fixed percentage to uplift the build costs to take into account the cost of the external works, however, we have been provided with a list of abnormal costs (see section below), which includes external works.

Abnormal Costs & Section 106 – (APPENDIX IV – ABNORMAL COSTS)

We have been provided with schedule of abnormal costs which are shown in Appendix IV. The Section 106 contributions which have been requested are listed as follows:-

- Affordable housing 30% (38 units)
- Green space contribution £ 503,816.40
- BNG £ 89,750
- SYMCA £ 69,300
- Education £ 736,000

Total £1,398,866.40

Professional Fees

We have adopted fees at 6% which is the minimum figure used by local/regional developers.

Contingency

Having regard to the characteristics of the site we have adopted a contingency figure of 5% which we believe is appropriate.

Sales & Marketing

We have adopted 3.5% for agency and marketing costs together with legal fees of 0.5% of the GDV, there are no agency and marketing costs for the affordable element and legal fees are at 0.1%.

Interest & Borrowing Costs

The borrowing costs have been calculated based on a development programme of 3 months purchase, 12 months pre-development, 36 months to completion, with sales completing following the build completion over a further 30 month period, reflecting approximately three units per month.

Due to the nature of the development a substantial amount of the abnormal costs are required at an early stage in the development.

Our calculations have been based upon a debt interest rate of 9%.

Developers' Profit

With any development there is a certain element of risk involved in completing the development and transaction taking into account potential problems with the build, or any other uncertainties which may occur prior to completion.

The developer also needs to be rewarded for the speculative expense in applying for planning consent, including planning fees, architect, and legal costs.

The PPG and NPPF guidance states an assumption of 15-20% of GDV may be considered a suitable return for developers profit to establish the viability of planning policies. It acknowledges that alternative figures may be suitable where there is evidence to support depending on the type, scale and risk profile of planned development.

he have experience in selling development land to national, regional and local house builders and from our experience developers generally look for a minimum of 20% of GDV. We also have experience of advising banks and lenders on developments to be undertaken by housebuilders and schemes which generate less than 20% return are highly unlikely to secure development funding.

Taking all matters into account and reflecting the circumstances of the proposed development, we have adopted a profit levels of:-

Private housing	20% based on GDV.
Affordable housing	8% based on GDV.

Land Value

The benchmark land value (BLV) or landowners return is an integral consideration in assessing development viability, as this is the return below which the land may not be released by a landowner to enable development to take place.

There are various methodologies and guidance notes in order to assist in arriving at an appropriate land value however, the most recent guidance is detailed within the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) published on the 24 July 2018 and updated in May 2019. This introduced a new approach in relation to assessing BLV.

The BLV should be established on the basis of the existing use value (EUV) of the land, plus sufficient a premium for the landowner which reasonably incentivises a sale and releases the land for development.

The guidance states:-

- BLV should reflect the implications of abnormal costs, site specific infrastructure costs and professional fees.
- The benchmark land value should be informed by market evidence including current uses, costs and values where possible.
- Be informed by market evidence, including current uses, costs and values, where possible. Market evidence should be based on policy compliant developments or otherwise be adjusted to reflect the cost of complying with planning policy.
- Under no circumstances will the price paid for land be a relevant justification for failing to accord with the relevant policies in the plan.
- For the purpose of viability assessment alternative use value (AUV) refers to the value of land other than its existing use. AUV may be informative in establishing benchmark land value.

The site comprises of undeveloped land within a built-up area extended to 19.10 acres. Sites such as this rarely get sold without planning consent so there is a lack of suitable comparable transactions of which to refer. In this instance we believe it is reasonable to adopt a value based on agricultural land value and we have adopted £10,000 per acre.

There is no set guidance to establish the appropriate premium uplift, however we know that typically this is 10-25 times the value of undeveloped land. In view of the location of the site the likelihood of development is high we would ordinarily adopt a multiplier of 20 times EUV, however there needs to be an acknowledgement of the burden of the abnormal costs. We have therefore reduced the multiplier to 15 times

Taking the above into account we have adapted a BLV of £2,865,000.

CONCLUSION: – (APPENDIX V – FINANCIAL APPRAISAL, FULL POLICY)

We have prepared and attached a financial appraisal for this scheme. The appraisal shows the residual value to be negative at -£2,606,630 this is with the inclusion of the Section 106 contributions. This is compared to our assessment of benchmark land value, i.e. the minimum price at which a reasonable landowner would be expected to sell the site, of £2,865,000. On this basis the scheme for the purpose of assessing viability is deemed to be unviable and the viability gap is £5,471,630.

SENSITIVITY ANALYSIS: – (APPENDIX VI – SENSITIVITY ANALYSIS) (APPENDIX VII – FINANCIAL APPRAISAL, NO S106)

We have tested the sensitivity of the development by reducing the profit level. In this instance having regard to the significant viability gap we have reduced the profit level to 15% for the market housing, keeping 8% on the affordable housing as a minimum requirement. This shows only a slightly improved land value which is still negative of -£1,725,113 indicating that the scheme would remain unable to support the full Section 106 contributions and affordable housing provision.

We have undertaken a further appraisal removing the s.106 policy requirements completely. This improves the residual land value nominally to negative -£1,342,530, further indicating that the scheme would remain unable to support the full Section 106 contributions and affordable housing provision.

LIABILITY AND PUBLICATION

This viability report has been undertaken by Matthew Hilton MRICS who is a suitably qualified Practitioner as defined by the RICS Professional Statement “*financial viability in planning: conduct and reporting*” issued in May 2019. We can also confirm that no conflict of interest arises in carrying out the viability appraisal and report and we are on a fixed fee and are offered no incentive as a result of the outcome of our work.

The report has been prepared for use by the named client and should only be used for the stated purpose to establish financial viability and no responsibility whatsoever is accepted to any third party who may seek to rely on the contents of the report.

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We consent to the publication of the Executive Summary however reserve the right on publication on the full report as it contains commercially sensitive information.

This report contains commercially sensitive information and therefore should not be made available for public view.

We trust the contents of this report are satisfactory for your purpose, however we would be happy to answer any queries arising.

Yours faithfully



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APPENDIX I – SCHEME LAYOUT PLAN



APPENDIX II – SALES REPORT

Average Price & Volume of Sales

Source: Land Registry

2025	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
S75 1	£311,571	14	£205,400	5	£145,625	8	£120,000	1	£238,357	28
S75 2	£299,900	5	£210,556	9	£137,100	5	£0	0	£214,737	19
S75 3	£402,333	3	£180,800	5	£99,000	3	£105,000	1	£209,417	12
S75 4	£600,000	3	£220,000	1	£238,750	2	£0	0	£416,250	6
S75 5	£327,500	9	£197,708	12	£122,300	5	£152,000	1	£225,315	27
S75 6	£334,000	16	£212,455	11	£165,437	8	£0	0	£257,271	35
Total	£343,200	50	£203,616	43	£147,097	31	£125,667	3	£242,933	127

2024	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
S75 1	£340,737	38	£183,444	40	£143,812	16	£86,900	5	£232,538	99
S75 2	£346,036	42	£214,022	45	£152,743	30	£118,050	10	£235,648	127
S75 3	£352,421	39	£172,506	41	£149,682	11	£133,333	6	£239,831	97
S75 4	£463,460	35	£196,333	3	£258,857	14	£170,000	2	£384,706	54
S75 5	£302,550	30	£185,780	40	£134,541	17	£111,000	5	£210,325	92
S75 6	£291,926	27	£206,072	49	£146,944	27	£104,625	8	£205,262	111
Total	£352,633	211	£193,391	218	£160,074	115	£115,194	36	£239,862	580

2023	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
S75 1	£310,573	46	£208,659	47	£172,789	19	£108,049	10	£233,252	122
S75 2	£335,411	40	£204,038	42	£148,582	33	£104,857	7	£226,420	122
S75 3	£334,036	27	£178,815	31	£142,000	11	£135,000	7	£224,595	76
S75 4	£485,961	28	£303,125	8	£250,342	10	£152,500	1	£397,613	47
S75 5	£273,216	28	£182,377	39	£124,346	35	£96,000	2	£185,643	104
S75 6	£309,223	32	£189,400	40	£145,464	14	£76,500	2	£223,416	88
Total	£337,681	201	£198,230	207	£152,789	122	£112,310	29	£233,997	559

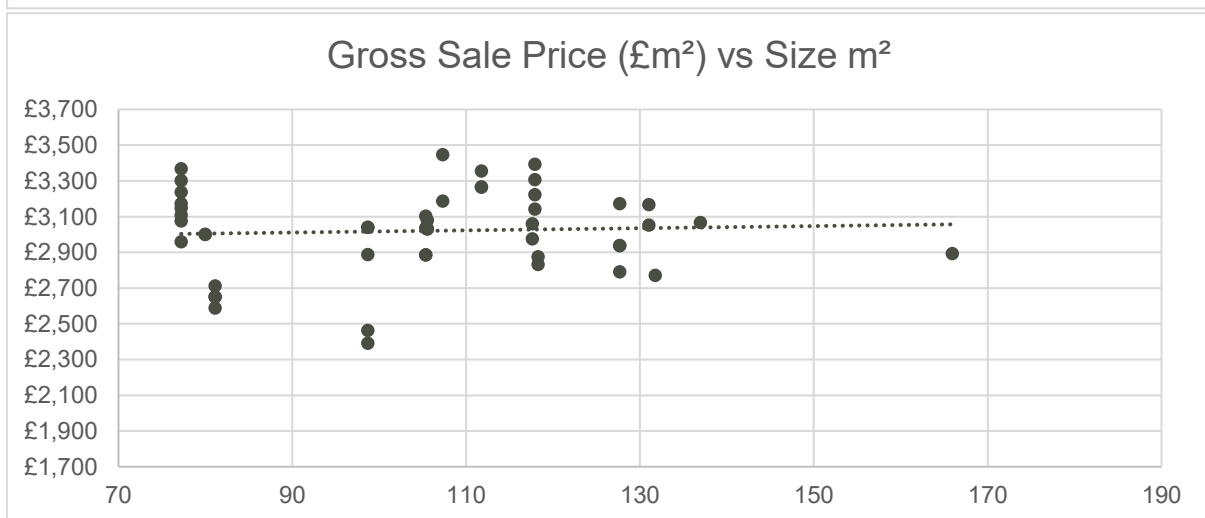
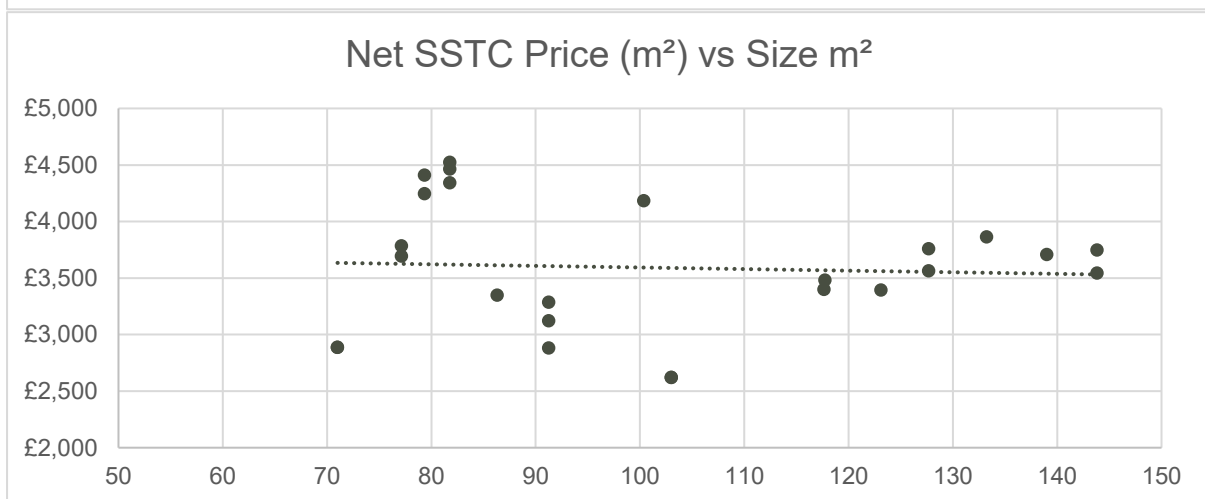
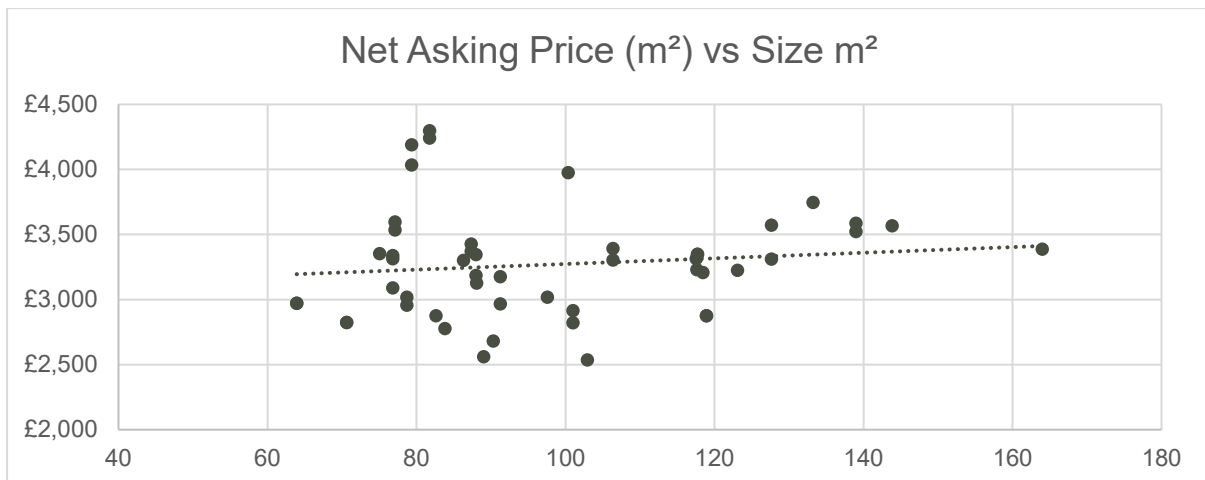
2022	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
S75 1	£303,296	77	£202,310	53	£141,310	20	£95,964	14	£233,207	164
S75 2	£313,684	38	£179,255	48	£127,470	46	£93,021	12	£191,001	144
S75 3	£353,345	75	£179,152	49	£147,589	20	£140,857	7	£259,716	151
S75 4	£445,987	30	£288,167	9	£232,000	7	£329,975	2	£380,355	48
S75 5	£312,734	32	£187,088	51	£124,881	34	£117,000	8	£197,847	125
S75 6	£302,447	47	£201,137	39	£137,995	38	£105,290	5	£215,733	129
Total	£332,364	299	£193,110	249	£137,911	165	£116,003	48	£230,992	761

2021	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
S75 1	£263,200	117	£176,758	73	£145,658	33	£92,555	9	£212,661	232
S75 2	£301,083	54	£172,151	53	£130,061	47	£88,500	4	£201,578	158
S75 3	£333,513	65	£168,406	48	£156,538	13	£109,812	8	£243,846	134
S75 4	£527,742	43	£201,083	9	£243,974	21	£158,750	4	£393,001	77
S75 5	£267,715	58	£164,074	63	£109,570	31	£114,818	11	£187,263	163
S75 6	£277,759	58	£174,718	52	£119,093	29	£84,000	2	£204,376	141
Total	£311,548	395	£172,290	298	£143,266	174	£108,724	38	£224,822	905

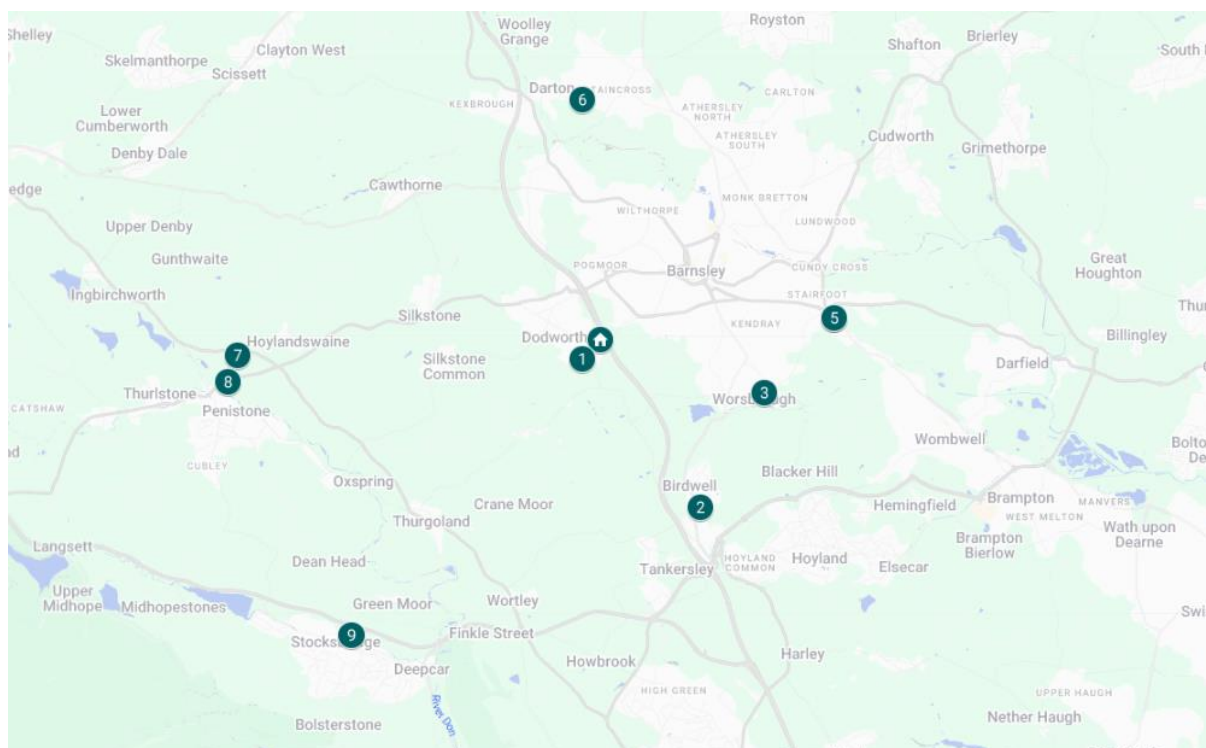
2020	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
S75 1	£242,552	87	£168,445	45	£136,230	13	£76,300	10	£201,393	155
S75 2	£249,108	32	£152,969	49	£117,121	41	£100,695	10	£161,181	132
S75 3	£265,173	46	£141,623	48	£125,674	17	£120,725	2	£189,148	113
S75 4	£377,643	21	£341,250	8	£170,136	11	£113,000	1	£308,415	41
S75 5	£251,932	37	£136,567	51	£121,023	28	£132,700	5	£168,087	121
S75 6	£256,648	57	£149,550	48	£118,017	26	£104,000	5	£186,733	136
Total	£261,258	280	£155,609	249	£125,279	136	£100,239	33	£189,463	698

Average Values £/m²

Type	Average Available	Average SSTC	Average Sold	Total Average
Terrace	£2,538			£2,538
Semi	£3,024	£3,083	£2,927	£3,011
Detached	£3,449	£3,752	£3,067	£3,423
Average	£3,004	£3,418	£2,997	£3,139



New Build Availability



Scheme ID	Development	Developer	Postcode	No. Units	Bedroom Mix	Type Mix	Affordable %
1	Smithy Wood Gate	Avant	S75 3QW	198	2,3,4	Terrace, Semi and Detached	30%
2	Hay Green Park	Avant	S70 5XA	114	2,3,4	Terrace, Semi and Detached	10%
3	Pennine Mills	Hooper Homes	S70 5FG	51	2,3,4	Semi and Detached	10%
4	Nevisons Fold	Harron	S70 3PA	238	2,3,4	Terrace, Semi and Detached	10%
5	Nevisons Fold	Auxesia	S70 3PA	24	2,3,4	Terrace, Semi and Detached	100%
6	Scholars Gate	Duchy	S75 5AL	73	2,3,4,5	Terrace, Semi and Detached	21%
7	Penning Ridge	David Wilson	S36 7EY	400	1,2,3,4	Apartments, Terrace, Semi and Detached	30%
8	Penning Fold	Barratt	S36 8ER	400	1,2,3,4	Apartments, Terrace, Semi and Detached	30%
9	Wharfedale Park	Bloor	S36 2BR	125	1,2,3,4	Terrace, Semi and Detached	0%

Scheme ID	Development	Developer	Postcode	Low Mortgage Rate	Stamp Duty Contribution	Cashback	Agency Fees Paid	Deposit Boost	Part Exchange	Extras**
1	Smithy Wood Gate	Avant	S75 3QW	X	X	X	X	✓	X	✓
2	Hay Green Park	Avant	S70 5XA	X	X	X	X	✓	X	✓
3	Pennine Mills	Hooper Homes	S70 5FG	X	X	X	X	X	X	X
4	Nevisons Fold	Harron	S70 3PA	X	X	X	X	X	X	X
5	Nevisons Fold	Auxesia	S70 3PA				All Share Ownership			
6	Scholars Gate	Duchy	S75 5AL	X	X	X	✓	X	X	X
7	Penning Ridge	David Wilson	S36 7EY	X	X	X	✓	X	✓	X
8	Penning Fold	Barratt	S36 8ER	X	X	X	✓	✓	✓	X
9	Wharfedale Park	Bloor	S36 2BR	✓	X	X	✓	X	X	X

1. Avant Homes - Smithy Wood Gate, Calver Lane, Barnsley S75 3QW

House Name	Type	Bedrooms	Size (m ²)	Storeys	Asking Price	Gross Asking Price (m ²)	Net Asking Price	Net Asking Price (m ²)
Askham	Semi	1	64	2	£199,995	£3,129	£189,995	£2,972
Askham	Semi	1	64	2	£199,995	£3,129	£189,995	£2,972
Cookbury	Detached	4	118	2	£399,995	£3,377	£379,995	£3,208
Leyburn	Detached	3	88	2	£294,995	£3,353	£280,245	£3,185
Leyburn	Detached	3	88	2	£309,995	£3,523	£294,495	£3,347
Maltby	Detached	3	88	2	£289,995	£3,292	£275,495	£3,128
Wentbridge	Detached	4	106	2	£369,995	£3,478	£351,495	£3,304
Wentbridge	Detached	4	106	2	£379,995	£3,572	£360,995	£3,393
						£3,381		£3,212

2. Avant Homes - Hay Green Park, Hay Green Lane, Birdwell, Barnsley S70 5XA

House Name	Type	Bedrooms	Size (m ²)	Storeys	Asking Price	Gross Asking Price (m ²)	Net Asking Price	Net Asking Price (m ²)
Baldon	Semi	3	90	2.5	£254,995	£2,824	£242,245	£2,682
Ferndale	Semi	2	75	2	£264,995	£3,530	£251,745	£3,353
Ripley	Semi	2	77	2	£249,995	£3,254	£237,495	£3,091
Ripley	Semi	2	77	2	£267,995	£3,488	£254,595	£3,313
Ripley	Semi	2	77	2	£269,995	£3,514	£256,495	£3,338
Salbury	Semi	3	101	2.5	£299,995	£2,970	£284,995	£2,822
Salbury	Semi	3	101	2.5	£309,995	£3,069	£294,495	£2,916
						£3,208		£3,048

3. Hooper Homes - Pennine Mills, Lower Limes, Worsbrough S70 5PG

House Name	Type	Bedrooms	Size (m ²)	Storeys	Asking Price	Gross Asking Price (m ²)	Net Asking Price	Net Asking Price (m ²)
Milton	Semi	3	83	2	£249,995	£3,027	£237,495	£2,875
Ormonde	Detached	4	119	2	£359,995	£3,027	£341,995	£2,876
Ormonde	Detached	4	119	2	£359,995	£3,027	£341,995	£2,876
Sandall	Semi	3	79	2	£244,995	£3,113	£232,745	£2,958
Sandall	Semi	3	79	2	£249,995	£3,177	£237,495	£3,018
						£3,066		£2,913

4. Harron Homes - Nevison's Fold, Bleachcroft Way, Barnsley S70 3PA

House Name	Type	Bedrooms	Size (m ²)	Storeys	Asking Price	Gross Asking Price (m ²)	Net Asking Price	Net Asking Price (m ²)
Hurley	Semi	3	84	2	£245,000	£2,923	£232,750	£2,777
Stockley	Terraced	3	103	2.5	£275,000	£2,671	£261,250	£2,538
Windslow	Semi	2	71	2	£210,000	£2,974	£199,500	£2,825
Windslow	Semi	2	71	2	£210,000	£2,974	£199,500	£2,825
						£2,866		£2,723

5. Auxesia Homes Ltd - Nevison's Fold, Bleachcroft Way, Stairfoot, Barnsley S70 3PA (Shared Ownership)

House Name	Type	Bedrooms	Size (m ²)	Storeys	Asking Price	Gross Asking Price (m ²)	Net Asking Price	Net Asking Price (m ²)
Brackley	Semi	3	89	2	£240,000	£2,696	£228,000	£2,562
						£2,696		£2,562

6. Duchy Homes - Scholars Gate, Darton Lane, Barnsley S75 5AL

House Name	Type	Bedrooms	Size (m ²)	Storeys	Asking Price	Gross Asking Price (m ²)	Net Asking Price	Net Asking Price (m ²)
Calverley	Detached	4	118	2	£414,995	£3,525	£394,245	£3,349
Calverley	Detached	4	118	2	£414,995	£3,525	£394,245	£3,349
Dunsmore	Detached	4	123	2	£417,995	£3,395	£397,095	£3,226
Dunsmore	Detached	4	118	2	£399,995	£3,401	£379,995	£3,231
Thornbury	Detached	3	91	2	£304,995	£3,343	£289,745	£3,176
Thornbury	Detached	3	91	2	£284,995	£3,124	£270,745	£2,967
Wentworth	Detached	3	86	2	£299,995	£3,476	£284,995	£3,302
Willington	Detached	4	118	2	£409,995	£3,488	£389,495	£3,314
						£3,418		£3,247

7. David Wilson Homes - Penning Ridge, Halifax Road, Penistone S36 7EY

House Name	Type	Bedrooms	Size (m ²)	Storeys	Asking Price	Gross Asking Price (m ²)	Net Asking Price	Net Asking Price (m ²)
Avondale	Detached	4	139	2	£515,495	£3,709	£489,720	£3,523
Avondale	Detached	4	139	2	£524,995	£3,777	£498,745	£3,588
Bradgate	Detached	4	133	2	£525,495	£3,944	£499,220	£3,747
Cornell	Detached	4	128	2	£444,995	£3,486	£422,745	£3,312
Cornell	Detached	4	128	2	£479,995	£3,760	£455,995	£3,572
Holden	Detached	4	144	2	£539,995	£3,755	£512,995	£3,567
Winstone	Detached	4	164	2	£584,995	£3,567	£555,745	£3,389
							£3,711	£3,526

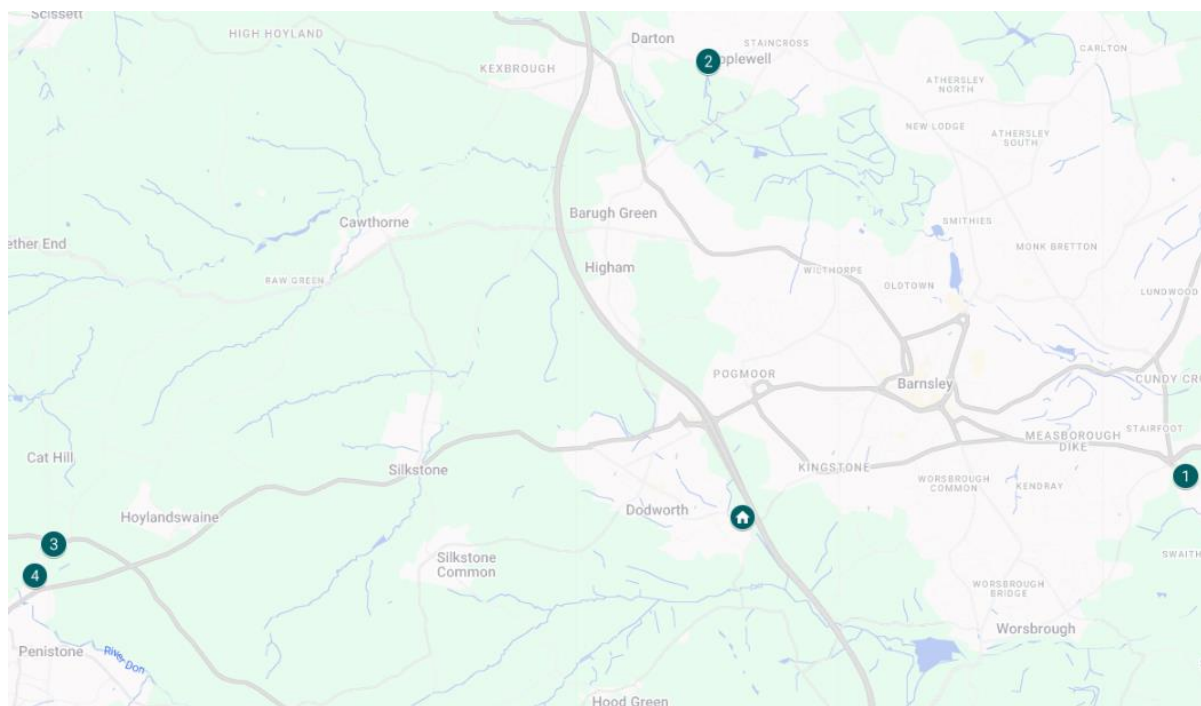
8. Barratt Homes - Penning Fold, Wellhouse Lane, Penistone S36 8ER

House Name	Type	Bedrooms	Size (m ²)	Storeys	Asking Price	Gross Asking Price (m ²)	Net Asking Price	Net Asking Price (m ²)
Denby	Detached	3	82	2	£364,995	£4,464	£346,745	£4,241
Denby	Detached	3	82	2	£369,995	£4,525	£351,495	£4,299
Elerton	Semi	3	77	2	£286,995	£3,722	£272,645	£3,536
Elerton	Semi	3	77	2	£291,995	£3,786	£277,395	£3,597
Kingsley	Detached	4	100	2	£419,995	£4,186	£398,995	£3,976
Moresby	Detached	3	79	2	£336,995	£4,247	£320,145	£4,035
Moresby	Detached	3	79	2	£349,995	£4,411	£332,495	£4,190
							£4,197	£3,987

9. Bloor Homes - Wharnccliffe Park, Manchester Road, Deepcar S36 2BR

House Name	Type	Bedrooms	Size (m ²)	Storeys	Asking Price	Gross Asking Price (m ²)	Net Asking Price	Net Asking Price (m ²)
Lawrence	Detached	3	87	2	£309,995	£3,549	£294,495	£3,372
Lawrence	Detached	3	87	2	£315,000	£3,607	£299,250	£3,426
Makenzie	Semi	3	98	2.5	£309,995	£3,178	£294,495	£3,019
							£3,435	£3,263

New Build SSTC/Reserved



Scheme ID	Development	Developer	Postcode	No. Units	Bedroom Mix	Type Mix	Affordable %
1	Nevisons Fold	Harron	S70 3PA	238	2,3,4	Terrace, Semi and Detached	10%
2	Scholars Gate	Duchy	S75 5AL	73	2,3,4,5	Terrace, Semi and Detached	21%
3	Penning Rdge	David Wilson	S36 7EY	400	1,2,3,4	Apartments, Terrace, Semi and Detached	30%
4	Penning Fold	Barratt	S36 8ER	400	1,2,3,4	Apartments, Terrace, Semi and Detached	30%

1. Harron Homes - Nevison's Fold, Bleachcroft Way, Barnsley S70 3PA

House Name	Type	Bedrooms	Size (m ²)	Storeys	Asking Price	Gross SSTC Price (m ²)
Stockley	Semi	3	103	2.5	£270,000	£2,621
Stockley	Semi	3	103	2.5	£270,000	£2,621
Windslow	Semi	2	71	2	£205,000	£2,887
Windslow	Semi	2	71	2	£205,000	£2,887
						£2,730

2. Duchy Homes - Scholars Gate, Darton Lane, Barnsley S75 5AL

House Name	Type	Bedrooms	Size (m ²)	Storeys	Asking Price	Gross SSTC Price (m ²)
Thornbury	Detached	3	91	2	£262,995	£2,883
Dunsmore	Detached	4	123	2	£417,995	£3,395
Wentworth	Detached	3	86	2	£288,995	£3,348
Calverley	Detached	4	118	2	£409,995	£3,483
Harewood	Detached	4	118	2	£399,995	£3,401
Thornbury II	Detached	2	91	2	£299,995	£3,288
Thornbury II	Detached	2	91	2	£284,995	£3,124
						£3,292

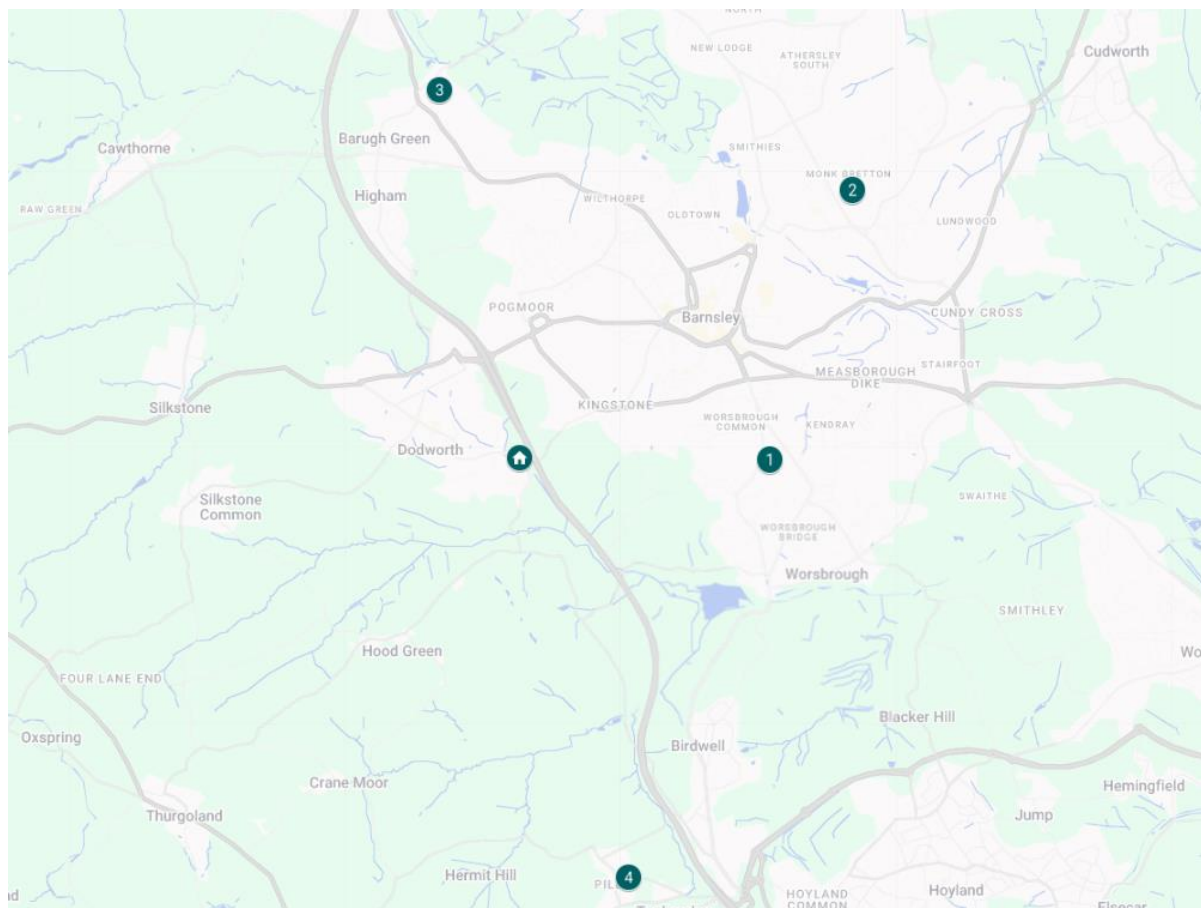
3. David Wilson Homes - Penning Ridge, Halifax Road, Penistone S36 7EY

House Name	Type	Bedrooms	Size (m ²)	Storeys	Asking Price	Gross Asking Price (m ²)
Cornell	Detached	4	128	2	£454,995	£3,564
Cornell	Detached	4	128	2	£479,995	£3,760
Holden	Detached	4	144	2	£509,995	£3,546
Bradgate	Detached	4	133	2	£514,995	£3,865
Avondale	Detached	4	139	2	£515,495	£3,709
Holden	Detached	4	144	2	£538,995	£3,748
						£3,698

4. Barratt Homes - Penning Fold, Wellhouse Lane, Penistone S36 8ER

House Name	Type	Bedrooms	Size (m ²)	Storeys	Asking Price	Gross Asking Price (m ²)
Elerton	Semi	3	77	2	£284,995	£3,696
Elerton	Semi	3	77	2	£291,995	£3,786
Moresby	Detached	3	79	2	£336,995	£4,247
Moresby	Detached	3	79	2	£349,995	£4,411
Danby	Detached	3	82	2	£354,995	£4,342
Danby	Detached	3	82	2	£364,995	£4,464
Danby	Detached	3	82	2	£369,995	£4,525
Kingsley	Detached	4	100	2	£419,995	£4,186
						£4,212

New Build Sold



Scheme ID	Development	Developer	Postcode	No. Units	Bedroom Mix	Type Mix	Affordable %
1	Mount Vernon Road	Duchy Homes	S70 4FG	42	2,3,4	Terrace, Semi and Detached	10%
2	Monk Bretton	Bellway	S71 2SP	95	2,3,4	Terrace, Semi and Detached	15%
3	Monk Bretton	Barratt	S75 1FX	170	2,3,4	Terrace, Semi and Detached	10%
4	Pilley Green	Worley Group	S75 3FQ	48	2,3,4	Bungalow, Semi and Detached	0%

1. Duchy Homes - Mount Vernon Road, Waorsbrough S70 4FG

Address	House Name	Type	Bedrooms	Storeys	Sale Date	Size (m ²)	Sold Price	Gross Sold Price (m ²)
4 Mill Rse S70 4FG	Warwick	Detached	4	2	Jun-23	128	£405,000	£3,173
28 Mill Rse S70 4FG	Warwick	Detached	4	2	Aug-23	128	£374,995	£2,937
30 Mill Rse S70 4FG	Warwick	Detached	4	2	Jul-23	128	£374,999	£2,937
53 Mill Rse S70 4FG	Warwick	Detached	4	2	Dec-23	128	£356,246	£2,791
32 Mill Rse S70 4FG	Harewood	Detached	4	2	Sep-23	118	£359,995	£3,061
2 Mill Rse S70 4FG	Harewood	Detached	4	2	Dec-23	118	£349,995	£2,976
18 Mill Rse S70 4FG	Oakwood	Detached	4	2	Jun-23	106	£319,999	£3,032
24 Mill Rse S70 4FG	Oakwood	Detached	4	2	Jun-23	106	£319,999	£3,032
49 Mill Rse S70 4FG	Oakwood	Detached	4	2	Oct-23	106	£324,995	£3,079
27 Mill Rse S70 4FG	Alderley	Semi-detached	3	2	Jun-23	99	£235,995	£2,392
29 Mill Rse S70 4FG	Alderley	Semi-detached	3	2	Jun-23	99	£242,995	£2,463
26 Mill Rse S70 4FG	Alderley	Detached	3	2	Jul-23	99	£299,950	£3,040
47 Mill Rse S70 4FG	Alderley	Detached	3	2	Oct-23	99	£284,995	£2,888
51 Mill Rse S70 4FG	Alderley	Detached	3	2	Nov-23	99	£299,995	£3,040
41 Mill Rse S70 4FG	Stratford	Semi-detached	2	2	Oct-23	81	£214,995	£2,651
39 Mill Rse S70 4FG	Stratford	Semi-detached	2	2	Oct-23	81	£209,995	£2,589
45 Mill Rse S70 4FG	Stratford	Semi-detached	2	2	Dec-23	81	£219,995	£2,712
43 Mill Rse S70 4FG	Stratford	Semi-detached	2	2	Dec-23	81	£214,995	£2,651
								£2,858

2. Bellway - Monk Bretton S71 2SP

Address	House Name	Type	Bedrooms	Storeys	Sale Date	Size (m ²)	Sold Price	Gross Sold Price (m ²)
53 Folly Way S71 2SP	Acacia	Detached	4	2	Apr-23	132	£365,000	£2,770
51 Folly Way S71 2SP	Mulberry	Detached	4	2	Oct-23	118	£335,000	£2,832
49 Folly Way S71 2SP	Mulberry	Detached	4	2	Dec-23	118	£340,000	£2,875
								£2,824

3. Barratt - Monk Bretton S75 1FX

Address	House Name	Type	Bedrooms	Storeys	Sale Date	Size (m ²)	Sold Price	Gross Sold Price (m ²)
76 Dearne Hall Lane S75 1FX	Kennington	Detached	4	2	Nov-23	118	£379,995	£3,223
78 Dearne Hall Lane S75 1FX	Kennington	Detached	4	2	Dec-23	118	£389,995	£3,308
57 Dearne Hall Lane S75 1FY	Kennington	Detached	4	2	Jun-23	118	£399,995	£3,393
2 Dearne Hall Lane S75 1FX	Kennington	Detached	4	2	Dec-23	118	£370,496	£3,142
68 Dearne Hall Lane S75 1FX	Thornbury	Detached	4	2	Jun-23	112	£364,995	£3,266
70 Dearne Hall Lane S75 1FX	Thornbury	Detached	4	2	Dec-23	112	£364,995	£3,266
65 Dearne Hall Lane S75 1FY	Thornbury	Detached	4	2	Dec-23	112	£374,995	£3,355
58 Dearne Hall Lane S75 1FX	Chesham	Detached	4	2	May-23	107	£341,995	£3,187
59 Dearne Hall Lane S75 1FY	Chesham	Detached	4	2	Jul-23	107	£369,995	£3,448
60 Dearne Hall Lane S75 1FX	Tavistock	Detached	4	2	May-23	105	£326,995	£3,104
66 Dearne Hall Lane S75 1FX	Tavistock	Detached	4	2	Jul-23	105	£319,995	£3,037
61 Dearne Hall Lane S75 1FY	Tavistock	Detached	4	2	Oct-23	105	£304,045	£2,886
63 Dearne Hall Lane S75 1FY	Tavistock	Detached	4	2	Oct-23	105	£303,996	£2,885
3 Dearne Hall Park S75 1FT	Barwick	Semi-detached	3	2	Apr-23	77	£239,995	£3,108
62 Dearne Hall Lane S75 1FX	Barwick	Semi-detached	3	2	May-23	77	£242,995	£3,147
64 Dearne Hall Lane S75 1FX	Barwick	Semi-detached	3	2	Jul-23	77	£228,495	£2,959
72 Dearne Hall Lane S75 1FX	Barwick	Semi-detached	3	2	Nov-23	77	£237,496	£3,076
6 Dearne Hall Lane S75 1FX	Barwick	Semi-detached	3	2	Dec-23	77	£260,000	£3,367
74 Dearne Hall Lane S75 1FX	Barwick	Semi-detached	3	2	Nov-23	77	£249,995	£3,238
55 Dearne Hall Lane S75 1FY	Barwick	Semi-detached	3	2	Jun-23	77	£254,995	£3,303
53 Dearne Hall Lane S75 1FY	Barwick	Semi-detached	3	2	Jul-23	77	£244,995	£3,173
								£3,184

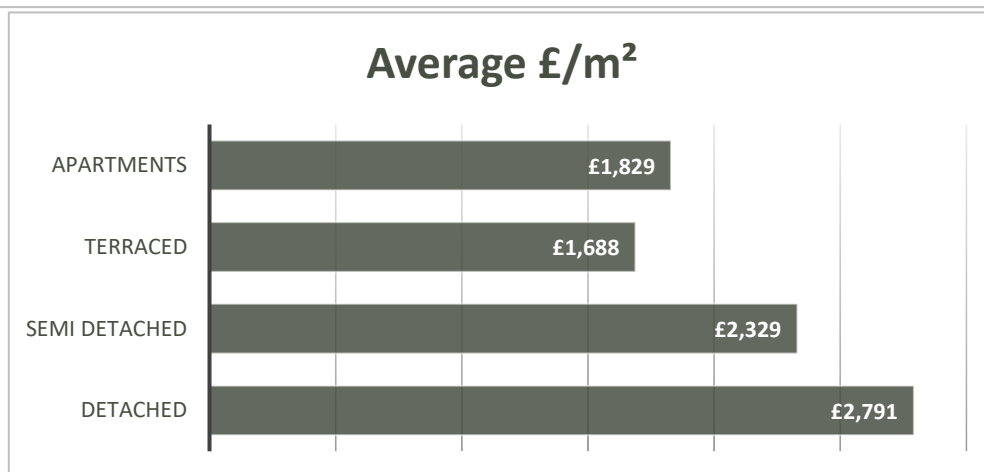
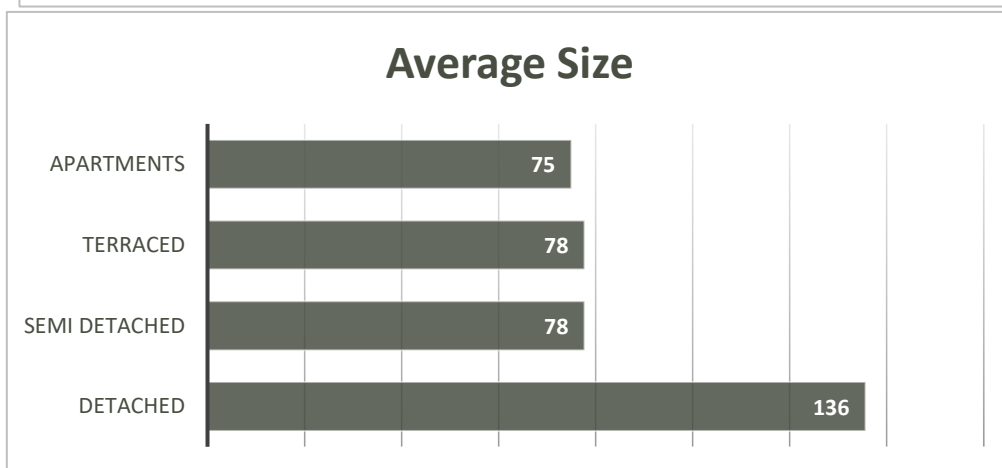
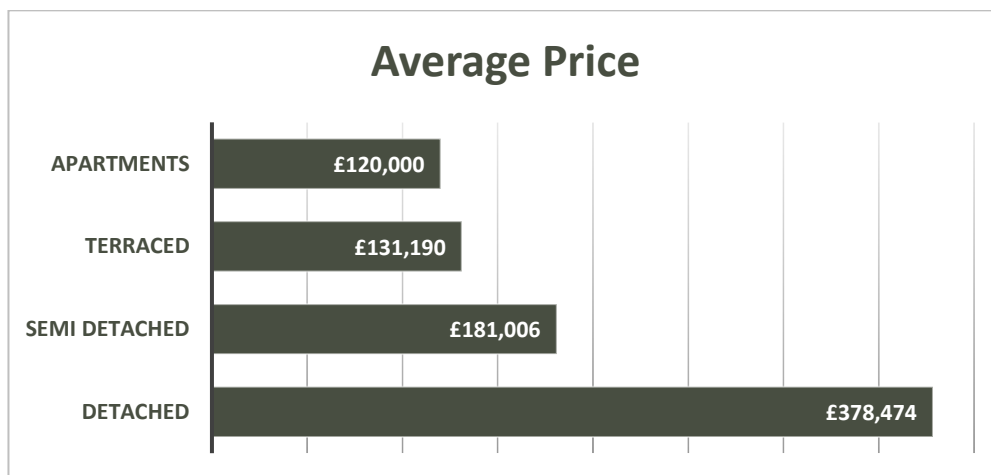
4. Wortley Group - Pilley Green S75 3FQ

Address	House Name	Type	Bedrooms	Storeys	Sale Date	Size (m ²)	Sold Price	Gross Sold Price (m ²)
23 Church Way S75 3FP	Type A	Detached	4	2	Jun-23	166	£479,995	£2,893
12 Lidgett View S75 3FQ	Type B	Detached	4	2	Apr-23	137	£419,995	£3,067
31 Church Way S75 3FP	Type C	Detached	4	2	Apr-23	131	£400,000	£3,053
25 Church Way S75 3FP	Type C	Detached	4	2	Jun-23	131	£414,995	£3,168
10 Lidgett View S75 3FQ	Type D	Semi-detached	3	2	Jun-23	80	£239,995	£3,000
8 Lidgett View S75 3FQ	Type D	Semi-detached	3	2	Jun-23	80	£239,995	£3,000
								£3,030

Second Hand Sales

Search criteria: within 1 miles of postcode S75 3NX. Sales Completed within past 12 months.
Source: HM Land Registry

Type	Average Price	Average Size	Average £/m ²
Detached	£300,000	150	£1,999
Semi Detached	£169,993	87	£1,958
Terraced	£126,571	89	£1,427
Apartments	£84,000	63	£1,333
Average	£170,141	97	£1,680



Detached

Address	Date Sold	Sold Price	Size m ²	£/m ²
27 Harborough Hill Road S71 1BB	Mar-25	£240,000	101	£2,376
14 Wood Acres S75 1HU	Mar-25	£312,000	110	£2,836
22 Raley Drive S75 1FL	Mar-25	£295,000	113	£2,611
281 Higham Common Road S75 1FF	Mar-25	£430,000	124	£3,469
28 Raley Drive S75 1FL	Mar-25	£335,000	119	£2,817
62A Wharfedale Road S75 2LJ	Mar-25	£307,000	100	£3,071
6 Eyam Close S75 3SQ	Mar-25	£437,000	168	£2,601
300 Higham Common Road S75 1FF	Feb-25	£345,000	90	£3,836
21 Wilsden Grove S75 2QJ	Dec-24	£260,000	97	£2,680
2 Wellfield Road S75 2AL	Nov-24	£625,000	232	£2,694
178 Pogramoor Road S75 2LN	Nov-24	£315,000	152	£2,072
62A Greenfoot Lane S75 2TA	Nov-24	£255,000	93	£2,742
Limetrees, Bond Road S75 2TN	Oct-24	£540,000	244	£2,213
20A Vernon Road S70 5BD	Sep-24	£215,000	103	£2,088
1 Mill Rise S70 4FG	Aug-24	£370,000	118	£3,136
31 Baslow Crescent S75 3SG	Jul-24	£475,000	189	£2,513
44 Springfields S75 1JS	Jun-24	£315,000	101	£3,119
18 Park Hill Grove S75 3LX	May-24	£240,000	68	£3,534
11 Rybd Lane S75 1FH	Apr-24	£880,000	255	£3,452
Average		£378,474	136	£2,791

Semi Detached

Address	Date Sold	Sold Price	Size m ²	£/m ²
5 Prince Arthur Street S75 2AR	Apr-25	£178,000	75	£2,374
7 Winter Terrace S75 2ES	Apr-25	£167,100	59	£2,832
28 Carrington Avenue S75 1BW	Mar-25	£232,000	90	£2,580
1 Rowland Road S75 2PQ	Mar-25	£209,000	92	£2,272
3 Stanhope Gardens S75 2QB	Mar-25	£142,000	68	£2,091
104 Greenfoot Lane S75 2QW	Mar-25	£231,000	95	£2,433
17 South Crescent S75 3LJ	Mar-25	£165,000	80	£2,063
3 Honeywell Grove S71 1QE	Mar-25	£152,000	63	£2,413
4 Cheviot Walk S75 2HH	Mar-25	£220,000	83	£2,652
14 Peasehill Close S70 1NY	Mar-25	£195,000	82	£2,380
18 Park Street S70 1QZ	Mar-25	£162,000	79	£2,051
12 Bala Street S71 1DY	Mar-25	£135,000	61	£2,215
93 Genn Lane S70 6SY	Mar-25	£148,000	74	£2,001
17 St Thomas Road S75 1HW	Feb-25	£130,000	64	£2,034
10 Northgate S75 2QH	Feb-25	£225,000	97	£2,320
164 Redbrook Road S75 2FD	Jan-25	£205,000	82	£2,502
Average		£181,006	78	£2,329

Terraced

Address	Date Sold	Sold Price	Size m ²	£/m ²
3 Springfield Street S70 6HA	Apr-25	£72,500	51	£1,424
16 Winter Terrace S75 2ES	Apr-25	£125,000	56	£2,235
68 Cope Street S70 4JB	Apr-25	£106,000	74	£1,433
33 Spring Street S70 1PE	Mar-25	£90,000	55	£1,636
3 Greenwood Terrace S70 2DA	Mar-25	£135,000	83	£1,627
32 Spring Street S70 1PE	Mar-25	£78,000	50	£1,560
14 Queens Avenue S75 2AZ	Mar-25	£153,000	82	£1,867
121 Park Grove S70 1QE	Mar-25	£280,000	146	£1,918
11 Derby Street S70 6ER	Mar-25	£92,000	56	£1,645
11 Freeman Street S70 4JL	Mar-25	£110,000	110	£1,000
42 Keir Street S70 2PA	Mar-25	£110,000	89	£1,237
75 Shaw Lane S70 6HY	Mar-25	£180,000	90	£2,001
104 Raley Street S70 6LL	Mar-25	£181,500	83	£2,188
462 Higham Common Road S75 1PW	Mar-25	£143,000	77	£1,859
15 Cornfall Place S70 6BW	Feb-25	£205,000	102	£2,011
21 Dyson Street S70 6LY	Feb-25	£99,000	72	£1,375
17 Blackburn Lane S75 2BA	Feb-25	£135,000	97	£1,392
454 Higham Common Road S75 1PW	Feb-25	£137,500	67	£2,053
211 Racecommon Road S70 6LX	Feb-25	£125,000	83	£1,507
18 Sycamore Street S75 2DQ	Jan-25	£112,500	55	£2,045
50 Spring Street S70 1PE	Jan-25	£85,000	55	£1,545
Average		£131,190	78	£1,688

Apartments

Address	Date Sold	Sold Price	Size m ²	£/m ²
Apartment 116 College House, Huddersfield Road S75 1DS	Mar-25	£120,000	75	£1,600
Apartment 36 Plaza Quarter, 1 Fitzwilliam Street S70 2RF	Mar-25	£90,000	49	£1,838
60 Woodland Drive S70 6QW	Mar-25	£95,000	66	£1,440
32 Langdale Court S71 1AW	Mar-25	£82,500	60	£1,377
44 Langdale Court S71 1AW	Mar-25	£88,000	60	£1,468
22 Rockingham Court S71 1HL	Feb-25	£90,000	40	£2,253
12 Tannery Court S75 3DY	Dec-24	£100,000	60	£1,669
24 The Grange, Beaver Lane S75 2FL	Dec-24	£115,000	64	£1,799
Flat 27 Jordan Hill, Gawber Road S75 2AN	Dec-24	£105,000	58	£1,811
Apartment 100 Plaza Quarter, 3 Sackville Street S70 2FP	Nov-24	£68,000	41	£1,660
2 Garden Court S70 6PY	Nov-24	£150,000	59	£2,542
Apartment 19 College House, Huddersfield Road S75 1DS	Nov-24	£105,000	61	£1,723
Apartment 24 Gatehouse Court, Barnsley Road S75 3LT	Nov-24	£123,500	64	£1,932
8 Keresforth House, Dark Lane S70 6FZ	Oct-24	£185,000	73	£2,537
Average		£120,000	75	£1,829

Second Hand Available

Search criteria: Houses for sale within 1 mile of postcode S75 3NX

Source: www.rightmove.co.uk

Address	Type	Bedrooms	Price
Bramley Carr, Barnsley, S70	Detached	6	£1,200,000
Green Road, Dodworth	Detached	6	£700,000
Keresforth Hill Road, Barnsley, S70	Detached	4	£640,000
Mickledon Way, Pogmoor, Barnsley, S75	Detached	5	£530,000
Jermyn Croft, Dodworth, Barnsley	Detached	5	£500,000
Daleswood Avenue, Barnsley	Detached	5	£480,000
Park Road, Barnsley, S70 1QL	Detached	5	£435,000
Calver Close, Dodworth, Barnsley, S75 3QW	Detached	4	£385,000
Bowden Grove, Dodworth, Barnsley, S75 3TB	Detached	4	£375,000
Langford Close, Dodworth, S75 3TP	Detached	4	£365,000
Middleton Grove, Dodworth, Barnsley, S75 3FD	Detached	4	£340,000
Branksome Avenue, Barnsley, S70	Detached	4	£325,000
Chantry Orchards, Dodworth	Semi	4	£315,000
Baslow Crescent, Dodworth, Barnsley, S75 3SG	Detached	3	£300,000
Stone Croft, Barnsley, S70 6DH	Detached	4	£285,000
Bradwell Avenue, Dodworth	Detached	3	£279,995
High Street, Dodworth, Barnsley	Terraced	3	£250,000
School Gardens, Barnsley	Semi	3	£230,000
St. Hilda Avenue, Barnsley, S70 6PG	Semi	3	£225,000
Harewood Avenue, Barnsley, S70	Semi	3	£225,000
Dark Lane, Barnsley	Flat	2	£220,000
Baslow Crescent, Dodworth, Barnsley	Semi	3	£215,000
Hawthorne Crescent, Dodworth	Semi	3	£215,000
Whitehill Terrace, Pogmoor	Terraced	4	£190,000
Glroyd Lane, Dodworth, Barnsley, S75 3PA	Semi	3	£175,000
Intake Crescent, Dodworth, Barnsley, S75 3NL	Semi	3	£165,000
Midhope Way, Pogmoor, Barnsley	Flat	2	£155,000
Keresforth Hill Road, Barnsley	Terraced	2	£145,000
High Street, Dodworth, Barnsley	Terraced	2	£130,000
Holdroyds Yard, Dodworth, Barnsley	Terraced	3	£127,500
Raley Street, Barnsley	Terraced	2	£115,000

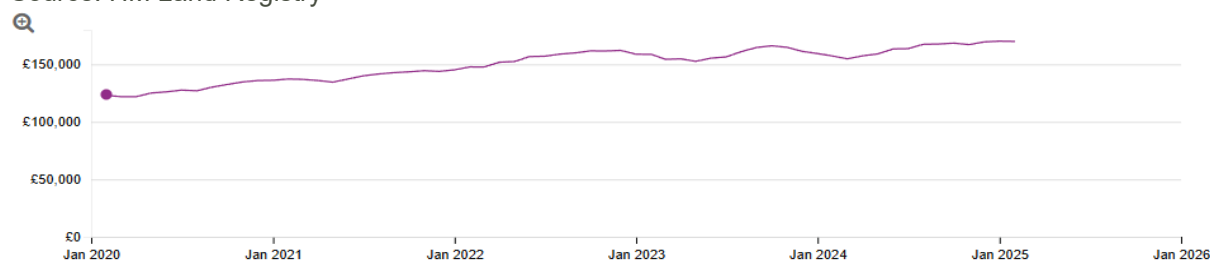
Property Price Heat Map



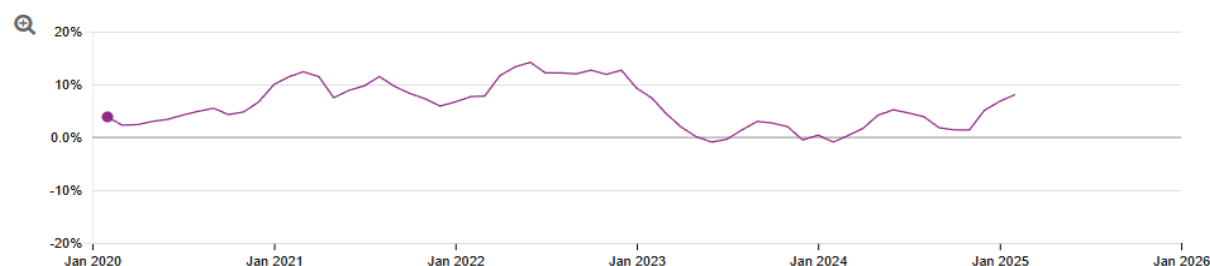
The property price heat map takes the Average sold and available property prices in the zoomed in area then using the overall “Average” it plots the various prices onto a map, higher than average gives a “warmer” area, lower than average gives the cooler area. Green is around the average.

Average price by type of property in Barnsley

Source: HM Land Registry



Percentage change (yearly) in Barnsley



Price Trends – S75 3NX

Market Characteristics	Barnsley	National
Market Size Indicator: no. of transactions	17,697	3,981,449
Market Size Indicator: total no. of properties	115,000	27,049,530
Market liquidity Indicator: transactions / properties	15.39%	14.72%
Market Growth Indicator: new homes built	1,560	375,901
Market Growth Indicator: new builds / transactions	8.82%	9.44%

Growth Rate	Barnsley	National
5 year house price growth	38.08%	25.70%
Last 12 months house price growth	8.10%	5.40%

Average House Prices

Source: HM Land Registry

Postcode Area – S75 3NX

Property Type	Feb-20	Feb-25	Change
Detached	£260,517	£321,692	23%
Semi	£137,480	£196,083	43%
Terraced	£116,154	£135,800	17%
Flat	£75,833	£105,000	38%
All	£168,687	£222,166	32%

APPENDIX III – BCIS COSTS



£/M2 STUDY

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

Last updated: 06-Sep-2025 07:24

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)	1,369	734	1,185	1,325	1,501	3,392	1238
810.11 Estate housing detached (15)	1,812	994	1,303	1,516	2,050	4,678	18
810.12 Estate housing semi detached							
Generally (15)	1,366	794	1,156	1,324	1,497	2,998	332
Single storey (15)	1,530	986	1,336	1,500	1,649	2,998	76
2-storey (15)	1,317	794	1,143	1,267	1,447	2,301	246
3-storey (15)	1,312	994	1,049	1,239	1,522	1,936	10

APPENDIX IV – ABNORMAL COSTS

Keresforth Abnormal Schedule		
	Cost	Comments
Substructure		
E/O Trench	£158,496.00	63 E/O Plots
Driven Piles	£484,911.00	63 plots piled
Reinforcement	£67,200.00	to 63 plots
Superstructure		
Future Homes	£762,300.00	£9900 to 77 plots (projected timeline of delivery)
Car Charging	£100,800.00	Car chargers to all plots
Bike Shed & hoop	£78,400.00	to 112 plots
Externals		
Retaining	£1,181,411.71	As per feasibility
Screen Walls	£90,649.00	As per feasibility
Acoustic Fence	£149,850.00	To address issues in noise report on the M1
POS	£107,059.00	Areas as per masterplan no LAP/LEAP
Elevational Treatments	£63,000.00	Heads Cils and basic Canopy
Works to Rights of Way	£40,000.00	PC Sum - no detailed design
Drainage		
Carlow Tank	£719,610.00	2 x tanks (970+475) at £498 per m3
Pumping Station	£178,024.00	PS and rising main
Extra over depth/dia	£358,080.00	Deep drainage due to levels
Site Preparation		
Cut & Fill	£529,485.09	PC SUM- QDL Design
Vegetation removal	£50,000.00	PC SUM
Removing Rock	£24,750.00	PC SUM- QDL Design
Stat Diversions	£77,320.00	Stats diversion to enable access
Substation	£81,500.00	Creation of sub for the development
Highways		
Importing Stone where extra deep	£83,404.00	PC SUM
Access Works	£1,201,821.10	Budget Price from Contractor
Subtotal	£6,588,070.90	
Legal Issues		
Mines & Minerals	189000	PC SUM
SubTotal	189000	
Total Abnormals	£6,777,070.90	

Viability Assessment - Keresforth Road
Full Policy - 20% Profit

Barnsley

Development Appraisal
ARGUS Software
September 16, 2025

APPRAISAL SUMMARY

Viability Assessment - Keresforth Rd
Full Policy - 20% Profit

ARGUS SOFTWARE

Appraisal Summary for Merged Phases 1 2

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate ft ²	Unit Price	Gross Sales
Adjustment					
Private Units - Padbury	15	11,475	280.00	214,200	3,213,000 0
Private Units - Holgate	20	20,380	280.00	285,320	5,706,400 0
Private Units - Selset	12	13,056	280.00	304,640	3,655,680 0
Private Units - Killington	15	15,195	285.00	288,705	4,330,575 0
Private Units - Thirlmere	10	13,000	285.00	370,500	3,705,000 0
Private Units - Newham	6	7,734	285.00	367,365	2,204,190 0
Private Units - Farley	10	10,210	285.00	290,985	2,909,850 0
Affordable - Seacourt	20	18,360	280.00	257,040	5,140,800
(2,570,400)					
Affordable - Padbury	18	13,770	280.00	214,200	3,855,600
<u>(1,927,800)</u>					
Totals	126	123,180			34,721,095
(4,498,200)					

NET REALISATION

30,222,895

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)	(2,606,630)	(2,606,630)
Town Planning	45,834	
Survey	10,000	
		55,834

CONSTRUCTION COSTS

Construction

	ft ²	Build Rate ft ²	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	
Affordable - Seacourt	18,360	106.00	1,946,160	
Affordable - Padbury	13,770	106.00	1,459,620	
Totals	123,180 ft²		13,344,966	13,344,966

Contingency	5.00%	806,459	806,459
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Other Construction Costs

O/O Trench	158,496
Driven Piles	484,911
Reinforcement	67,200
Future Homes	762,300
Car Charging	100,800
Bike Shed	78,400
Retaining	1,181,411
Screen Walls	90,649

Acoustic Fence	149,850
POS	107,059
Elevational Treatments	63,000

Project: Viability Assessment - Keresforth Rd
ARGUS Developer Version: 8.30.005

Date: 9/16/2025

APPRAISAL SUMMARY

ARGUS SOFTWARE

Viability Assessment - Keresforth Rd

Full Policy - 20% Profit

Carlow Tank		719,610	
Pumping Station		178,024	
Site Prep		763,055	
Importing Stone		83,404	
Access Works		1,201,821	
Insurance		189,000	
Works to Rights of Way		40,000	
Extra over depth/dia		358,080	
S106		1,398,866	
			8,175,936

PROFESSIONAL FEES

Architect	3.00%	298,176	
Quantity Surveyor	1.00%	99,392	
Structural Engineer	1.00%	99,392	
Mech./Elec.Engineer	0.50%	49,696	
Project Manager	0.50%	49,696	
			596,351

MARKETING & LETTING

Marketing	2.00%	1,028,988	
			1,028,988

DISPOSAL FEES

Sales Agent Fee	1.50%	771,741	
Sales Legal Fee	0.50%	257,247	
Sales Legal Fee	0.10%	4,498	
			1,033,486

TOTAL COSTS BEFORE FINANCE

22,435,390

FINANCE

Debit Rate 9.000%, Credit Rate 0.000% (Nominal)

Total Finance Cost			2,182,377
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TOTAL COSTS

24,617,767

PROFIT

5,605,128

Performance Measures

Profit on Cost%	22.77%
Profit on GDV%	18.55%
Profit on NDV%	18.55%
IRR% (without Interest)	25.78%

Project: Viability Assessment - Keresforth Rd
ARGUS Developer Version: 8.30.005

Date: 9/16/2025

APPRAISAL SUMMARY
Viability Assessment - Keresforth Rd
Full Policy - 20% Profit

ARGUS SOFTWARE

Net Sales
3,213,000
5,706,400
3,655,680
4,330,575
3,705,000
2,204,190
2,909,850
2,570,400
1,927,800
30,222,895

Project: Viability Assessment - Keresforth Rd
ARGUS Developer Version: 8.30.005

Date: 9/16/2025

Viability Assessment - Keresforth Road
Full Policy - 15% Profit

Barnsley

Development Appraisal
ARGUS Software
September 16, 2025

APPRAISAL SUMMARY

Viability Assessment - Keresforth Rd
Full Policy - 15% Profit

ARGUS SOFTWARE

Appraisal Summary for Merged Phases 1 2

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate ft ²	Unit Price	Gross Sales
Adjustment					
Private Units - Padbury	15	11,475	280.00	214,200	3,213,000 0
Private Units - Holgate	20	20,380	280.00	285,320	5,706,400 0
Private Units - Selset	12	13,056	280.00	304,640	3,655,680 0
Private Units - Killington	15	15,195	285.00	288,705	4,330,575 0
Private Units - Thirlmere	10	13,000	285.00	370,500	3,705,000 0
Private Units - Newham	6	7,734	285.00	367,365	2,204,190 0
Private Units - Farley	10	10,210	285.00	290,985	2,909,850 0
Affordable - Seacourt	20	18,360	280.00	257,040	5,140,800
(2,570,400)					
Affordable - Padbury	18	13,770	280.00	214,200	3,855,600
<u>(1,927,800)</u>					
Totals	126	123,180			34,721,095
(4,498,200)					

NET REALISATION

30,222,895

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)	(1,725,113)	(1,725,113)
Town Planning	45,834	
Survey	10,000	
		55,834

CONSTRUCTION COSTS

Construction

	ft ²	Build Rate ft ²	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	
Affordable - Seacourt	18,360	106.00	1,946,160	
Affordable - Padbury	13,770	106.00	1,459,620	
Totals	123,180 ft²		13,344,966	13,344,966

Contingency	5.00%	806,459	806,459
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Other Construction Costs

O/O Trench	158,496
Driven Piles	484,911
Reinforcement	67,200
Future Homes	762,300
Car Charging	100,800
Bike Shed	78,400
Retaining	1,181,411
Screen Walls	90,649

Acoustic Fence	149,850
POS	107,059
Elevational Treatments	63,000

Project: Viability Assessment - Keresforth Rd
ARGUS Developer Version: 8.30.005

Date: 9/16/2025

APPRAISAL SUMMARY

ARGUS SOFTWARE

Viability Assessment - Keresforth Rd

Full Policy - 15% Profit

Carlow Tank		719,610	
Pumping Station		178,024	
Site Prep		763,055	
Importing Stone		83,404	
Access Works		1,201,821	
Insurance		189,000	
Works to Rights of Way		40,000	
Extra over depth/dia		358,080	
S106		1,398,866	
			8,175,936

PROFESSIONAL FEES

Architect	3.00%	298,176	
Quantity Surveyor	1.00%	99,392	
Structural Engineer	1.00%	99,392	
Mech./Elec.Engineer	0.50%	49,696	
Project Manager	0.50%	49,696	
			596,351

MARKETING & LETTING

Marketing	2.00%	1,028,988	
			1,028,988

DISPOSAL FEES

Sales Agent Fee	1.50%	771,741	
Sales Legal Fee	0.50%	257,247	
Sales Legal Fee	0.10%	4,498	
			1,033,486

TOTAL COSTS BEFORE FINANCE

23,316,907

FINANCE

Debit Rate 9.000%, Credit Rate 0.000% (Nominal)

Total Finance Cost			2,557,886
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TOTAL COSTS

25,874,793

PROFIT

4,348,102

Performance Measures

Profit on Cost%	16.80%
Profit on GDV%	14.39%
Profit on NDV%	14.39%
IRR% (without Interest)	20.09%

Project: Viability Assessment - Keresforth Rd
ARGUS Developer Version: 8.30.005

Date: 9/16/2025

APPRAISAL SUMMARY
Viability Assessment - Keresforth Rd
Full Policy - 15% Profit

ARGUS SOFTWARE

Net Sales
3,213,000
5,706,400
3,655,680
4,330,575
3,705,000
2,204,190
2,909,850
2,570,400
<u>1,927,800</u>
30,222,895

Viability Assessment - Keresforth Road
No S106

Barnsley

Development Appraisal
ARGUS Software
September 16, 2025

Appraisal Summary for Merged Phases 1 2

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate	ft²	Unit Price	Gross
Sales	Adjustment					
Private Units - Padbury	15	11,475	280.00		214,200	
3,213,000	0					
Private Units - Holgate	20	20,380	280.00		285,320	
5,706,400	0					
Private Units - Selsset	12	13,056	280.00		304,640	
3,655,680	0					
Private Units - Killington	15	15,195	285.00		288,705	
4,330,575	0					
Private Units - Thirlmere	10	13,000	285.00		370,500	
3,705,000	0					
Private Units - Newham	6	7,734	285.00		367,365	
2,204,190	0					
Private Units - Farley	10	10,210	285.00		290,985	
2,909,850	0					
Affordable - Seacourt	20	18,360	280.00		257,040	
5,140,800	(2,570,400)					
Affordable - Padbury	18	13,770	280.00		214,200	
3,855,600	(1,927,800)					
Totals	126	123,180				
34,721,095	(4,498,200)					

NET REALISATION

30,222,895

OUTLAY

ACQUISITION COSTS

Residualised Price	202,084	
Residualised Price (Negative land)	(1,544,614)	
		(1,342,530)
Stamp Duty	1,042	
Effective Stamp Duty Rate	0.52%	
Town Planning	45,834	
Survey	10,000	
		56,876

CONSTRUCTION COSTS

Construction

	ft ²	Build Rate	ft ²	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
Affordable - Seacourt	18,360	106.00		1,946,160
Affordable - Padbury	<u>13,770</u>	106.00		<u>1,459,620</u>
Totals	123,180 ft²			13,344,966 13,344,966

Contingency		5.00%		806,459
				806,459

Other Construction Costs

O/O Trench				158,496
Driven Piles				484,911
Reinforcement				67,200
Future Homes				762,300
Car Charging				100,800
Bike Shed				78,400
Retaining				1,181,411
Screen Walls				90,649

Project: Viability Assessment - Keresforth Rd
 ARGUS Developer Version: 8.30.005

Date: 9/16/2025

APPRAISAL SUMMARY
Viability Assessment - Keresforth Rd
No S.106

ARGUS SOFTWARE

Acoustic Fence		149,850
POS		107,059
Elevational Treatments		63,000
Carlow Tank		719,610
Pumping Station		178,024
Site Prep		763,055
Importing Stone		83,404
Access Works		1,201,821
Insurance		189,000
Works to Rights of Way		40,000
Extra over depth/dia		358,080
		6,777,070
PROFESSIONAL FEES		
Architect	3.00%	298,176
Quantity Surveyor	1.00%	99,392
Structural Engineer	1.00%	99,392
Mech./Elec.Engineer	0.50%	49,696
Project Manager	0.50%	49,696
		596,351
MARKETING & LETTING		
Marketing	2.00%	1,028,988
		1,028,988
DISPOSAL FEES		
Sales Agent Fee	1.50%	771,741
Sales Legal Fee	0.50%	257,247
Sales Legal Fee	0.10%	4,498
		1,033,486
TOTAL COSTS BEFORE FINANCE		22,301,666

FINANCE

Debit Rate 9.000%, Credit Rate 0.000% (Nominal)

Total Finance Cost 2,366,000

TOTAL COSTS**24,667,665****PROFIT****5,555,230****Performance Measures**

Profit on Cost% 22.52%

Profit on GDV% 18.38%

Profit on NDV% 18.38%

IRR% (without Interest) 23.35%

Project: Viability Assessment - Keresforth Rd
ARGUS Developer Version: 8.30.005

Date: 9/16/2025

APPRAISAL SUMMARY
Viability Assessment - Keresforth Rd
No S.106

ARGUS SOFTWARE

Net Sales
3,213,000
5,706,400
3,655,680
4,330,575
3,705,000
2,204,190
2,909,850
2,570,400
<u>1,927,800</u>
30,222,895