FINANCIAL VIABILITY ASSESSMENT IN RELATION TO:

LAND SOUTH SIDE OF DONCASTER ROAD AND ADJACENT TO STRAWBRIDGES GARDEN CENTRE, DARFIELD
BARNSLEY
S72 5EZ

PLANNING REFERENCE 2024/0580

APPLICANT
Keepmoat Homes and Saul Homes

PREPARED BY
Matthew Hilton BSc (Hons) MRICS
heb Chartered Surveyors

DATE
4 September 2026

heb
Chartered Surveyors

CONTENTS

	Page No
EXECUTIVE SUMMARY	3
PLANNING POLICY CONTEXT	4
DESCRIPTION OF SITE	4
DESCRIPTION OF SCHEME	4
VIABILITY ASSESSMENT ASSUMPTIONS	5
Gross Development Value	5
Build Costs	5
Abnormal Costs	5
Professional Fees	5
Contingency	6
Sales and Marketing	6
Interest and Borrowing Costs	6
Developers Profit	6
Land Value	7
CONCLUSION	8
SENSITIVITY ANALYSIS	8
LIABILITY AND PUBLICATION	8

APPENDICES

Appendix I	-	Site Plan	9
Appendix II	-	Scheme Layout Plan	10
Appendix III	-	Schedule of Areas and Values	11
Appendix IV	-	Sales Report	13
Appendix V	-	BCIS Costs	28
Appendix VI	-	Abnormal Costs	29
Appendix VII	-	Financial Appraisal (Full Policy)	30
Appendix VIII	-	Sensitivity Analysis (No Section 106)	34

EXECUTIVE SUMMARY

We have been instructed by Keepmoat Homes and Saul Homes to provide a Financial Viability Assessment (FVA) in relation to an outline planning application to develop 450 new homes over two phases on an undeveloped greenfield site. The site extends to 49.47 acres (20.02 hectares).

The development consists of terraced, semi-detached and detached housing being a mixture of 2 and 2.5 storey. All properties are of traditional construction.

The planning application has been submitted and the planning reference is 2024/0580.

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 with the inclusion of the full S106 requirement is that the Residual Land Value (RLV) is significantly below the assessed Benchmark Land Value (BLV), therefore for the purposes of assessing the ability to deliver S106 requirements, the scheme is deemed to be unviable.

We have undertaken a second appraisal which removes the Section 106 requirements (including affordable housing) and this revised assessment, whilst improving the overall viability, still concludes with an RLV lower than the BLV and therefore indicating there is no surplus available for Section 106 contributions.

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

- High build costs
- Requirement for significant infrastructure works
- 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 and professional fees
Interest and 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 west of Darfield and borders Doncaster Road to the north which is where the main access will be from. The site is an unusual shape which also wraps around a central woodland belt and the level falls away southwards.

The site is currently undeveloped and is greenfield.

DESCRIPTION OF SCHEME *(APPENDIX I – SITE PLAN)*
(APPENDIX II – SCHEME LAYOUT PLAN)
(APPENDIX III – SCHEDULE OF AREAS AND VALUES)

The development is proposed in two phases. Detailed plans have been submitted for phase one which show a total of 250 dwelling.

Full details of each dwelling type and the corresponding numbers and floor areas are shown in the attached schedule of areas and values.

The schedule indicates the house types by the joint applicants, Keepmoat Homes and Saul Homes, and the schedule also includes an affordable housing provision based on the Council's full policy, 10%.

There are no detailed plans for phase two, however, it is proposed there will be 200 dwellings. In the absence of any detailed plans, we have used the average dwelling size on phase one and allocated this to phase two based upon the 200 proposed dwellings. We have also pro-rated the affordable housing element the same way. To summarise the scheme is as follows:-

Phase One Private:	239,373 sq ft	(224 dwellings)
Phase One Affordable:	22,888 sq ft	(26 dwellings)
Phase Two Private:	188,828 sq ft	(180 dwellings)
Phase Two Affordable:	20,981 sq ft	(20 dwellings)

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 III – SCHEDULE OF AREAS AND VALUES) (APPENDIX IV – SALES REPORT)

To establish the total GDV of the scheme, we have been provided with values by the respective applicants. Keepmoat Homes advice has been based on three valuations provided by Avison Young, Savills and Wilkins Hammond. In our report we have adopted the average market values from the respective reports for the Keepmoat Homes units and the values provided by Saul Homes for their units.

We have also undertaken our own sales report which is attached in ***Appendix IV***.

The value of the affordable housing element has been assessed at an average of 50% of market value. An average transfer rate of 50% has been accepted on other appraisals and schemes that we have been involved with and is an adopted market standard. **The total GDV of the scheme is £123,632,441.**

Build Costs (*APPENDIX V – 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 rate for general estate housing, and we have based the maximum age of results to five years.:-

Estate Housing (general): £129.97 per sq ft (£1,339 per sq m)

The BCIS costs do not include for any external works, we have therefore applied a rate of 15% to take into account of general external works. 15% is an accepted percentage on schemes of this nature.

Abnormal Costs – (APPENDIX VI – ABNORMAL COSTS)

There are significant abnormal costs associated with the development of the site and a schedule and breakdown of the costs has been shown in the attached appendix.

A number of the costs are required in order to enable the development and these have been identified as 'enabling works on the schedule'. The significance of the enabling works as these are costs which are required at the start of the development and therefore have an impact on the cashflow.

Professional Fees

We have adopted fees at 7% 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 3.5% which we believe is appropriate.

Sales and Marketing

We have adopted 2.5% for agency and marketing costs together with legal fees of 0.3% of the GDV, there are no agency and marketing costs for the affordable element and legal fees are at 0.1%.

Interest and Borrowing Costs

The borrowing costs have been calculated based on a development programme of 3 months purchase, 12 months pre-development, 48 months to completion, with sales completing commencing 6 months after the start of construction for a period of 60 months.

Due to the nature of the development a substantial amount of the abnormal costs are required at an early stage in the development, these are identified in the schedule as enabling works.

Our calculations have been based upon a debt interest rate of 7%.

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.

heb 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 is 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 at 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 49.47 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 £7,420,500.

CONCLUSION: *(APPENDIX VII – 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 -£7,816,936 this is with the inclusion of the full S106 requirements. 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 £,7,420,500. On this basis the scheme for the purpose of assessing viability is deemed to be unviable.

SENSITIVITY ANALYSIS: *(APPENDIX VIII – SENSITIVITY ANALYSIS, NO SECTION 106)*

In order to test the sensitivity of the development, we have reduced the level of S106 requirements to zero. Our revised financial appraisal can be seen in the attached appendix, this results in a revised RLV of -£2,163,267 this is below the established BLV of £7,420,500 and therefore the scheme is still considered unviable for the purpose of establishing whether there is surplus profit in order to contribute to S106 requirements.

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.

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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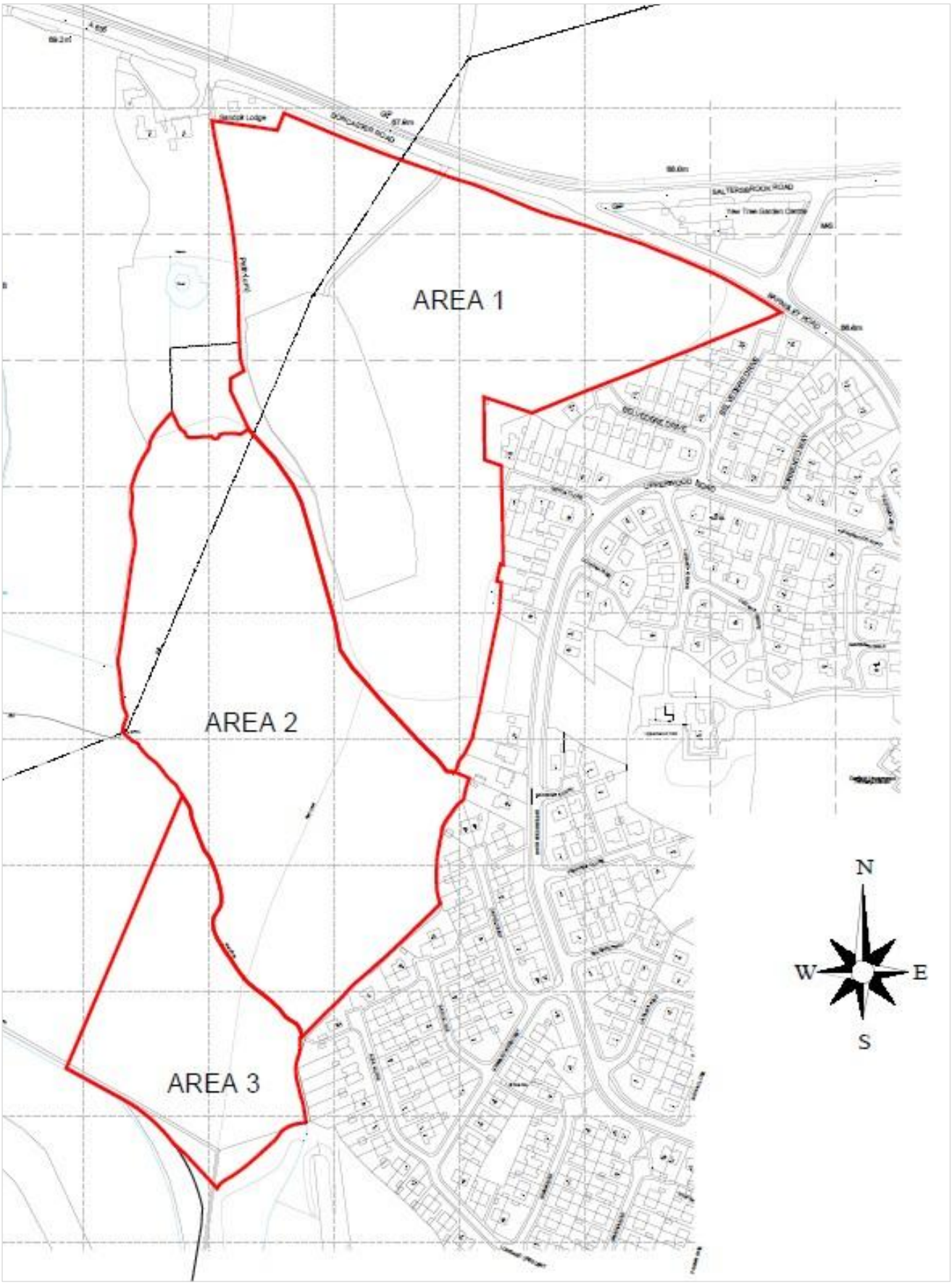
APPENDIX I – SITE PLAN



APPENDIX II – SCHEME LAYOUT PLAN

APPENDIX III – SCHEDULE OF AREAS AND VALUES

SCHEDULE OF ACCOMMODATION									
Quantity	Drawing No.	House Types	Details		Sq ft	Total Sq Ft	£ per sq ft	PER UNIT	Total GDV
Saul Homes Housetypes									
			PRIVATE HOUSING						
2	6	Aspen	3 Bedroom 2 storey house	semi	951	1901.80	255.00	£ 242,480	£ 484,960
2	8	Brooke	3 Bedroom 2 storey house	semi	966	1932.80	255.00	£ 246,432	£ 492,865
3	8	Brooke	3 Bedroom 2 storey house	detached	966	2899.20	265.00	£ 256,096	£ 768,289
7	10	Chestnut	4 Bedroom 2 storey house with integral garage	detached	1240	8678.11	270.00	£ 334,727	£ 2,343,090
3	12	Collingwood	2 Bedroom 2 storey house	semi	858	2574.34	250.00	£ 214,529	£ 643,586
2	12	Collingwood	2 Bedroom 2 storey house	detached	859	1718.23	260.00	£ 223,370	£ 446,739
2	36	Hemlock	3 Bedroom 2 storey house	semi	915	1829.04	270.00	£ 246,920	£ 493,840
8	46	Holly	3 Bedroom 2 storey house	detached	916	7330.78	275.00	£ 251,996	£ 2,015,966
1	46	Holly	3 Bedroom 2 storey house	detached - garage (194 sq ft)	916	916.35	290.00	£ 265,741	£ 265,741
2	61	Lime	3 Bedroom 2 storey M4 (3) accessible house	semi	1287	2574.78	270.00	£ 347,595	£ 695,191
1	61	Lime	3 Bedroom 2 storey M4 (3) accessible house	detached	1287	1287.00	280.00	£ 360,360	£ 360,360
8	38	Maple	4 Bedroom 2 storey house	detached - garage (202 sq ft)	1324	10589.28	270.00	£ 357,388	£ 2,859,106
2	38	Maple	4 Bedroom 2 storey house	detached - double garage (419 sq ft)	1324	2647.32	280.00	£ 370,625	£ 741,250
5	40	Mulberry	4 Bedroom 2 storey house with integral garage	detached	1583	7915.40	260.00	£ 411,601	£ 2,058,004
2	24	Swaine	3 Bedroom 2 storey house	detached - garage (202 sq ft)	1382	2764.22	265.00	£ 366,259	£ 732,518
3	52	Spruce	3 Bedroom 2 storey house	detached	929	2787.80	265.00	£ 246,255	£ 738,766
5	26	Willows	3 Bedroom 2 storey house	detached	1033	5166.25	255.00	£ 263,479	£ 1,317,394
58						**65512.70**			**£ 17,457,661**
			AFFORDABLE HOUSING						
2	36	Laurel	2 Bedroom 2 storey house	semi	720	1440.67	143.75	£ 103,548	£ 207,096
5	12	Collingwood	2 Bedroom 2 storey house	semi	858	4290.57	143.75	£ 123,354	£ 616,769
7						**5731.24**			**£ 823,865**
Keepmoat Homes Housetypes									
			PRIVATE HOUSING						
8		Rutland	2 Bedroom 2 storey house	semi	1191	9528.00	223.87	£ 266,628	£ 2,133,024
17		Padbury	2 Bedroom 2 storey house	semi	765	13005.00	297.33	£ 227,460	£ 3,866,820
6		Padbury	2 Bedroom 2 storey house	end ter	765	4590.00	295.67	£ 226,187	£ 1,357,122
3		Padbury	2 Bedroom 2 storey house	mid ter	765	2295.00	294.00	£ 224,913	£ 674,739
8		Walkham	2 Bedroom 2 storey house	semi	859	6872.00	289.25	£ 248,467	£ 1,987,736
6		Seacourt	3 Bedroom 2 storey house	semi	918	5508.00	285.63	£ 262,210	£ 1,573,260
6		Fewston	3 Bedroom 2 storey house	semi	918	5508.00	285.63	£ 262,210	£ 1,573,260
10		Holgate	3 Bedroom 2 storey house	semi	1019	10190.00	285.62	£ 291,043	£ 2,910,430
17		Westbourne	3 Bedroom 2 storey house	semi	1018	17306.00	285.90	£ 291,043	£ 4,947,731
13		Pepper	3 Bedroom 2 storey house	detached	1028	13364.00	297.47	£ 305,800	£ 3,975,400
10		Selset	3 Bedroom 2.5 storey house	semi	1088	10880.00	270.28	£ 294,067	£ 2,940,670
15		Denton	3 Bedroom 2.5 storey house	semi	1087	16305.00	270.53	£ 294,067	£ 4,411,005
14		Swarbourne	3 Bedroom 2.5 storey house	semi	1155	16170.00	262.79	£ 303,527	£ 4,249,378
3		Prenton	4 Bedroom 2 storey house	detached	1153	3459.00	282.92	£ 326,202	£ 978,606
9		Oldbury	4 Bedroom 2.5 storey house	semi	1287	11583.00	248.40	£ 319,692	£ 2,877,228
12		Thirlmere	4 Bedroom 2 storey house	detached	1299	15588.00	279.02	£ 362,453	£ 4,349,436
9		Clayton	4 Bedroom 2 storey house	detached	1301	11709.00	279.46	£ 363,573	£ 3,272,157
166						**173860.00**	**276.53**		**£ 48,078,002**
			AFFORDABLE HOUSING						
6		Watergrove	2 Bedroom bungalow	semi	812	4872.00	155.13	£ 125,964	£ 755,784
6		Walkham	2 Bedroom 2 storey house	semi	859	5154.00	144.63	£ 124,234	£ 745,404
4		Seacourt	3 Bedroom 2 storey house	semi	918	3672.00	142.82	£ 131,105	£ 524,420
3		Prenton	4 Bedroom 2 storey house	detached	1153	3459.00	141.46	£ 163,101	£ 489,303
19						**17157.00**			**£ 2,514,911**
224			Total Private			239373			£ 65,535,663
26			Total Affordable			22888			£ 3,338,776

Phase 2 Calculations				
Pro rata floor areas from phase 1.				
Total Phase 1 area		262261		
Average per dwelling		1049		
Average Phase 1 dwelling x 200		209809		
Average Phase 1 rate per Sq Ft - Private		273.78		
Average Phase 1 rate per Sq Ft - Affordable		145.87		
10 % AH requirement				
Private housing - 180 plots		188828	273.78	51697458
Afforadable housing - 20 plots		20981	145.87	3060544
				54758001

APPENDIX IV – SALES REPORT

Average Price & Volume of Sales

Source: Land Registry

2026	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
S71 1	£233,125	4	£166,865	13	£124,682	11	£182,500	2	£161,275	30
S71 2	£247,000	10	£189,696	23	£147,250	9	£0	0	£194,244	42
S71 3	£270,312	8	£163,053	19	£139,700	5	£0	0	£186,219	32
S71 4	£301,417	18	£181,643	21	£104,208	12	£115,000	2	£202,274	53
S71 5	£283,462	13	£183,833	18	£131,500	3	£85,000	3	£206,581	37
Total	£276,896	53	£178,231	94	£126,006	40	£121,429	7	£192,369	194

2025	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
S71 1	£266,227	11	£151,056	27	£128,719	29	£83,869	8	£152,144	75
S71 2	£263,306	32	£175,247	53	£152,203	17	£62,750	2	£196,412	104
S71 3	£295,900	10	£166,950	51	£122,000	24	£70,000	1	£168,273	86
S71 4	£292,211	45	£166,898	44	£124,930	32	£87,500	3	£199,623	124
S71 5	£265,081	24	£177,429	49	£161,732	20	£93,143	7	£189,426	100
Total	£277,252	122	£169,279	224	£135,088	122	£84,807	21	£184,059	489

2024	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
S71 1	£248,181	18	£155,300	28	£107,030	40	£74,772	9	£144,945	95
S71 2	£272,097	31	£174,382	85	£153,784	25	£80,875	4	£189,142	145
S71 3	£265,187	16	£147,052	73	£130,817	15	£86,250	2	£161,439	106
S71 4	£277,861	40	£169,345	56	£122,507	35	£110,000	2	£188,763	133
S71 5	£261,210	31	£170,421	47	£150,579	19	£135,840	11	£189,468	108
Total	£267,332	136	£164,010	289	£128,633	134	£102,971	28	£176,961	587

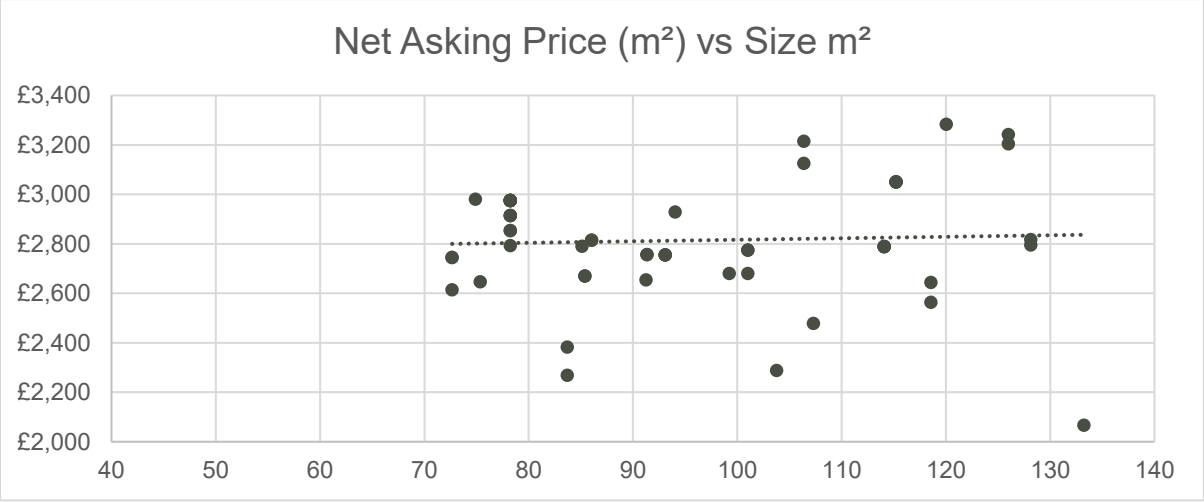
2023	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
S71 1	£221,636	11	£152,127	44	£94,931	37	£81,400	10	£131,942	102
S71 2	£242,232	28	£163,697	67	£142,571	21	£95,199	5	£175,374	121
S71 3	£274,857	14	£145,360	61	£109,917	12	£92,500	3	£159,016	90
S71 4	£262,511	42	£164,329	51	£124,399	35	£100,000	4	£183,032	132
S71 5	£266,650	25	£159,908	44	£123,521	24	£187,146	20	£180,616	113
Total	£256,335	120	£157,097	267	£117,395	129	£135,962	42	£167,669	558

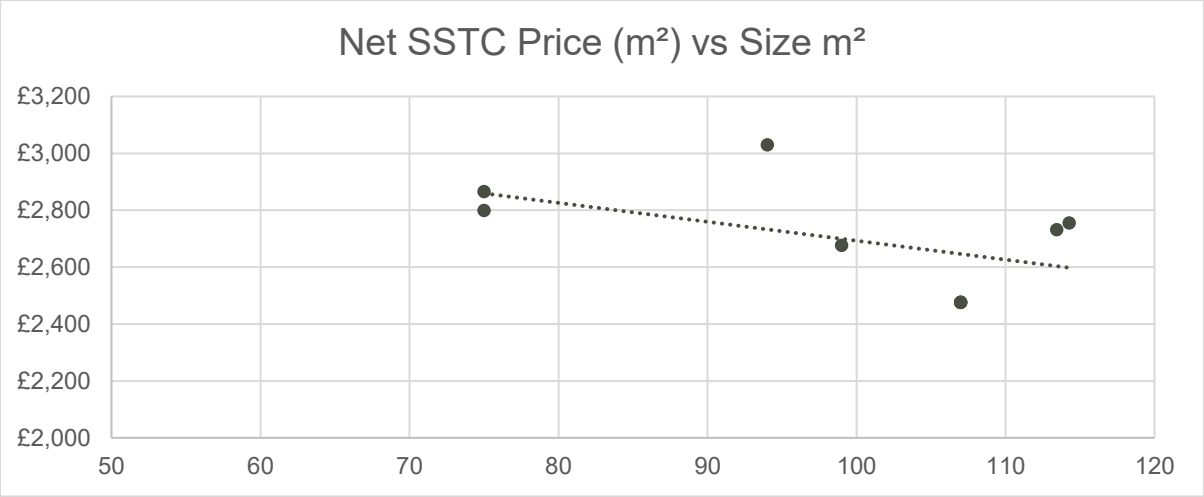
2022	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
S71 1	£241,000	15	£152,526	55	£110,103	50	£100,714	7	£143,418	127
S71 2	£261,266	55	£180,355	122	£130,958	24	£99,250	4	£194,697	205
S71 3	£286,455	11	£138,114	57	£104,080	28	£95,500	2	£144,171	98
S71 4	£268,873	79	£169,426	103	£119,500	49	£0	0	£192,846	231
S71 5	£244,700	33	£158,463	63	£132,193	31	£73,500	9	£167,778	136
Total	£261,408	193	£164,247	400	£118,219	182	£88,841	22	£175,183	797

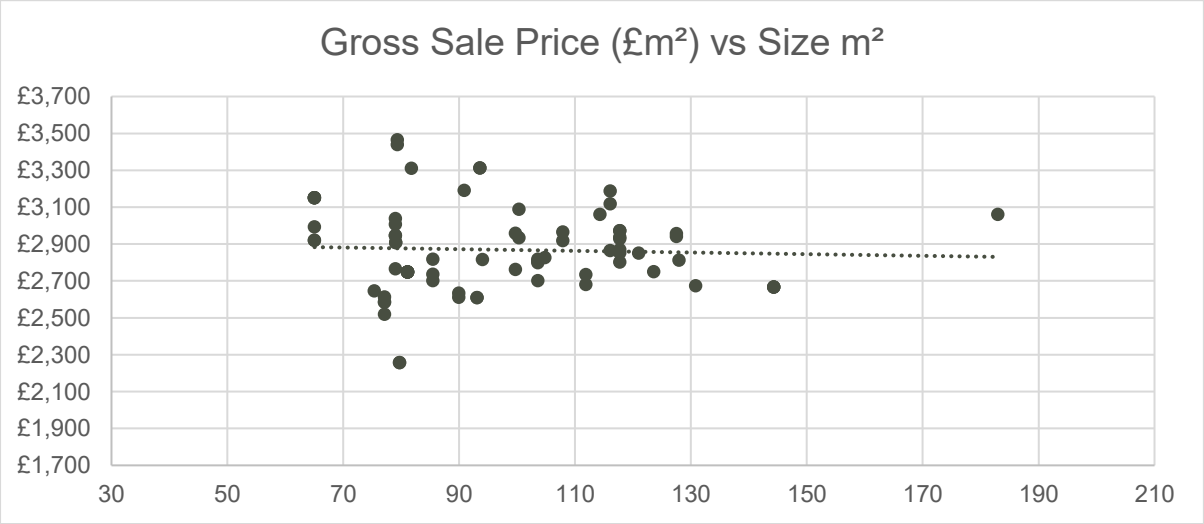
2021	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
S71 1	£198,140	25	£131,063	60	£93,324	51	£70,821	7	£126,381	143
S71 2	£236,000	36	£167,810	98	£113,000	27	£60,200	5	£170,442	166
S71 3	£205,100	10	£119,828	78	£104,176	25	£110,000	1	£123,789	114
S71 4	£244,347	76	£154,379	95	£112,617	34	£38,499	2	£179,432	207
S71 5	£239,617	46	£131,245	50	£121,084	31	£74,625	8	£162,483	135
Total	£233,644	193	£144,052	381	£107,128	168	£68,728	23	£156,282	765

Average Values £/m²

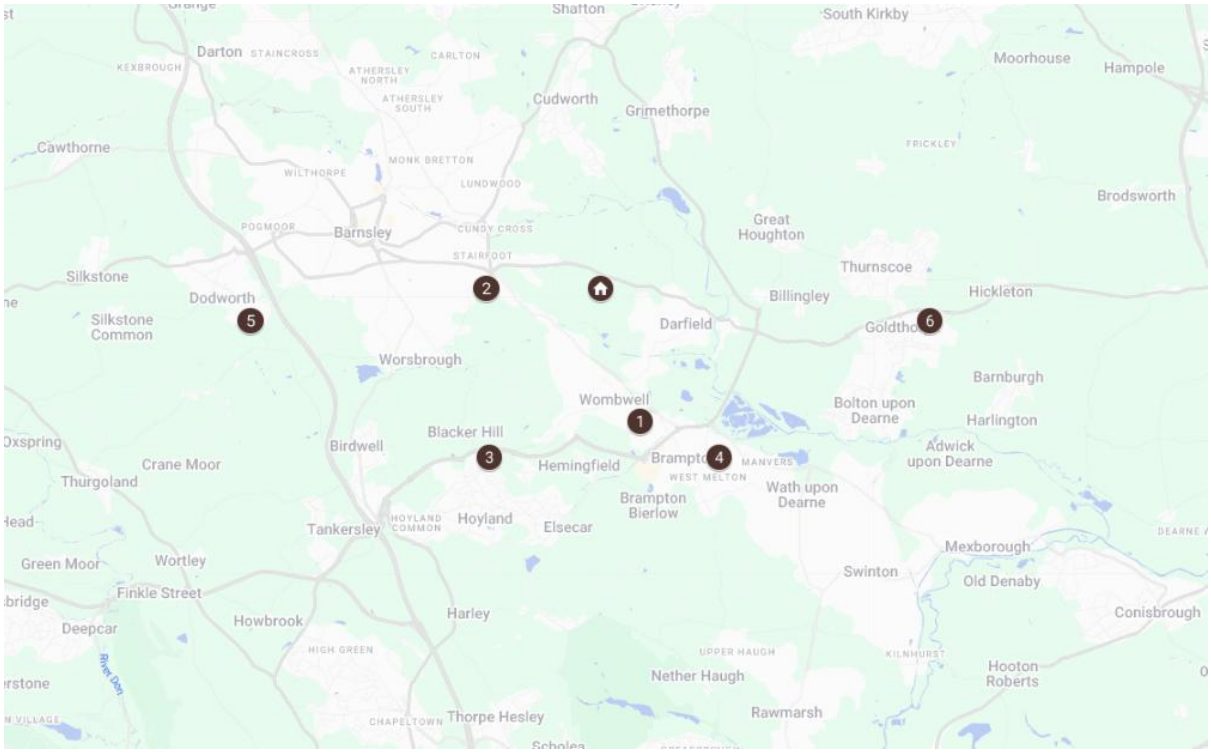
Type	Average Available	Average SSTC	Average Solds	Total Average
Terrace	£2,786	£2,833	£2,521	£2,713
Semi	£2,946		£2,660	£2,803
Detached	£2,999	£2,661	£2,936	£2,865
Average	**£2,910**	**£2,747**	**£2,706**	**£2,788**







New Build Availability



Scheme ID	Development	Developer	Postcode	No. Units	Bedroom Mix	Type Mix	Affordable %
1	The Fairways	Miller	S73 0RH	235	2,3,4	Terrace, Semi and Detached	5%
2	Nevisons Fold	Harron	S70 3PA	238	2,3,4	Terrace, Semi and Detached	10%
3	Woodland Walk	Bellway	S74 9SH	83	2,3,4	Terrace, Semi and Detached	10%
4	Brampton Vale	Persimmon	S63 6DU	311	2,3,4,5	Terrace, Semi and Detached	25%
5	Smithy Wood Gate	Avant	S75 3QW	191	2,3,4,5	Terrace, Semi and Detached	30%
6	Bluebell Court	Gleeson	S63 9JP	137	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 Exhange	Extras**
1	The Fairways	Miller	S73 0RH	✕	✓	✓	✓	✓	✓	✓
2	Nevisons Fold	Harron	S70 3PA	✕	✕	✕	✓	✓	✓	✕
3	Woodland Walk	Bellway	S74 9SH	✕	✓	✓	✓	✓	✓	✓
4	Brampton Vale	Persimmon	S63 6DU	✓	✕	✕	✓	✕	✕	✓
5	Smithy Wood Gate	Avant	S75 3QW	✕	✕	✕	✓	✓	✓	✓
6	Bluebell Court	Gleeson	S63 9JP	✕	✕	✕	✕	✓	✕	✕

1. Miller Homes - The Fairways, Lundhill Road, Wombwell S73 0RH

House Name	Type	Bedrooms	Size (m²)	Storeys	Asking Price	Gross Asking Price (m²)	Net Asking Price	Net Asking Price (m²)
Beauwood	Detached	4	128	2	£376,995	£2,942	£358,145	£2,795
Beauwood	Detached	4	128	2	£379,995	£2,966	£360,995	£2,818
Calderton	Semi	3	78	2.5	£229,995	£2,940	£218,495	£2,793
Calderton	Semi	3	78	2.5	£234,995	£3,004	£223,245	£2,854
Calderton	Semi	3	78	2.5	£234,995	£3,004	£223,245	£2,854
Calderton	Semi	3	78	2.5	£239,995	£3,068	£227,995	£2,914
Calderton	Semi	3	78	2.5	£244,995	£3,132	£232,745	£2,975
Calderton	Semi	3	78	2.5	£244,995	£3,132	£232,745	£2,975
Calderton	Semi	3	78	2.5	£244,995	£3,132	£232,745	£2,975
Ingleton	Semi	3	75	2	£234,995	£3,138	£223,245	£2,981
Ingleton	Semi	3	78	2	£239,995	£3,068	£227,995	£2,914
Ingleton	Semi	3	78	2	£239,995	£3,068	£227,995	£2,914
Ingleton	Semi	3	78	2	£244,995	£3,132	£232,745	£2,975
Ingleton	Semi	3	78	2	£244,995	£3,132	£232,745	£2,975
Ingleton	Semi	3	78	2	£244,995	£3,132	£232,745	£2,975
Ingleton	Semi	3	78	2	£244,995	£3,132	£232,745	£2,975
Kirkwood	Detached	4	115	2	£369,995	£3,211	£351,495	£3,051
Kirkwood	Detached	4	115	2	£369,995	£3,211	£351,495	£3,051
Kirkwood	Detached	4	115	2	£369,995	£3,211	£351,495	£3,051
Kirkwood	Detached	4	115	2	£369,995	£3,211	£351,495	£3,051
						£3,099		**£2,945**

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

House Name	Type	Bedrooms	Size (m²)	Storeys	Asking Price	Gross Asking Price (m²)	Net Asking Price	Net Asking Price (m²)
Brackley	Semi	3	91	2	£265,000	£2,902	£251,750	£2,756
Brackley	Semi	3	91	2	£265,000	£2,902	£251,750	£2,756
Chearsley	Semi	3	93	2	£270,000	£2,900	£256,500	£2,755
Chearsley	Semi	3	93	2	£270,000	£2,900	£256,500	£2,755
Chearsley	Semi	3	93	2	£270,000	£2,900	£256,500	£2,755
Hurley	Semi	3	86	2	£255,000	£2,964	£242,250	£2,816
Hurley	Semi	3	86	2	£255,000	£2,964	£242,250	£2,816
Windslow	Semi	2	73	2	£200,000	£2,753	£190,000	£2,615
Windslow	Semi	2	73	2	£210,000	£2,890	£199,500	£2,746
Windslow	Semi	2	73	2	£210,000	£2,890	£199,500	£2,746
						£2,899		**£2,754**

3. Bellway Homes - Woodland Walk, Hoyland S74 9SH

House Name	Type	Bedrooms	Size (m²)	Storeys	Asking Price	Gross Asking Price (m²)	Net Asking Price	Net Asking Price (m²)
Bowyer	Detached	4	126	2	£424,995	£3,373	£403,745	£3,205
Bowyer	Detached	4	126	2	£429,995	£3,413	£408,495	£3,242
Cartwright	Semi	4	114	2.5	£334,995	£2,936	£318,245	£2,789
Cartwright	Semi	4	114	2.5	£334,995	£2,936	£318,245	£2,789
Cartwright	Semi	4	114	2.5	£334,995	£2,936	£318,245	£2,789
Cartwright	Semi	4	114	2.5	£334,995	£2,936	£318,245	£2,789
Reedmaker	Detached	4	120	2	£414,995	£3,457	£394,245	£3,284
						£3,151		**£2,993**

4. Persimmon Homes - Brampton Vale, Barnsley Road, West Melton S63 6DU

House Name	Type	Bedrooms	Size (m²)	Storeys	Asking Price	Gross Asking Price (m²)	Net Asking Price	Net Asking Price (m²)
Barnwood	Detached	3	94	2	£289,950	£3,084	£275,453	£2,930
Danbury	Terraced	3	75	2	£209,950	£2,786	£199,453	£2,647
Galloway	Semi	3	85	2	£239,950	£2,810	£227,953	£2,670
Galloway	Semi	3	85	2	£239,950	£2,810	£227,953	£2,670
Selwood	Detached	4	119	2	£319,950	£2,699	£303,953	£2,564
Selwood	Detached	4	119	2	£329,950	£2,783	£313,453	£2,644
						2823.187043		**£2,682**

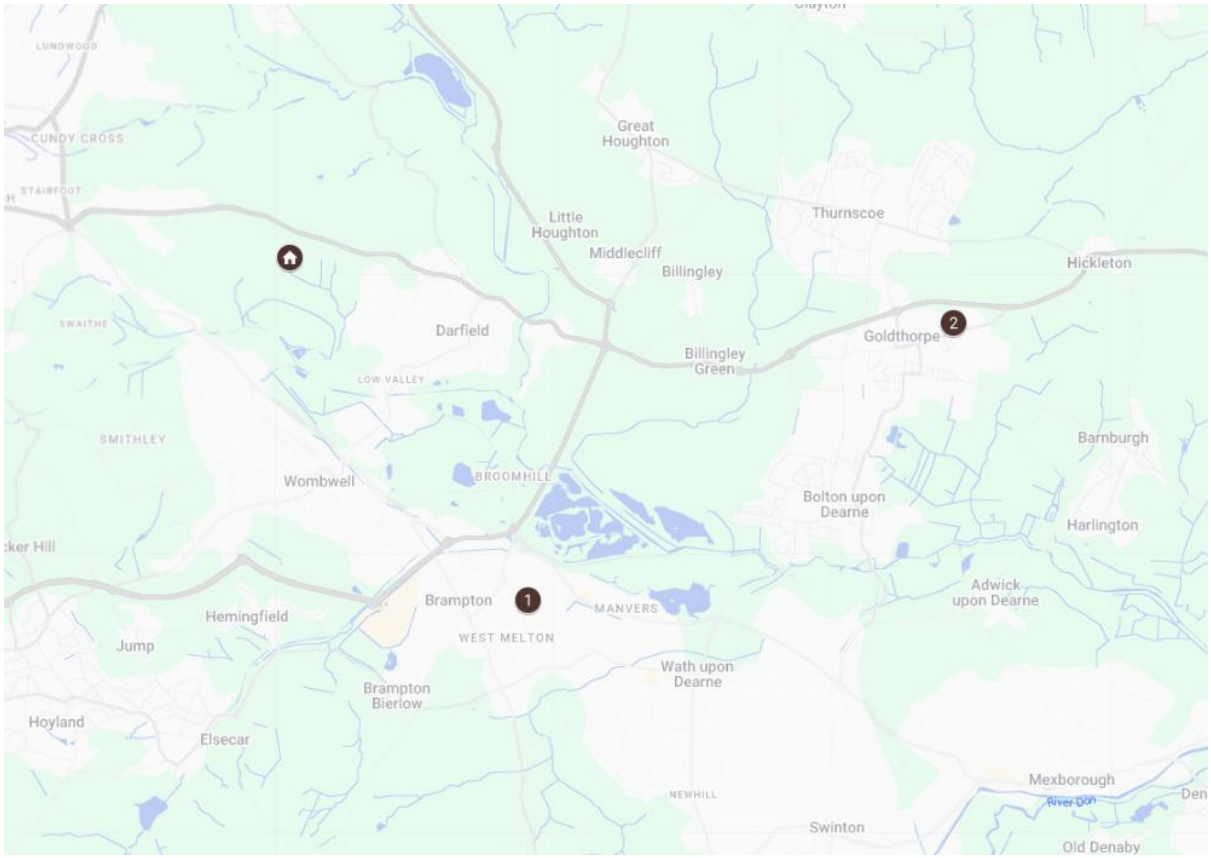
5. Avant Homes - Smithy Wood Gate, Calver Lane, Barnsley S75 3QW

House Name	Type	Bedrooms	Size (m²)	Storeys	Asking Price	Gross Asking Price (m²)	Net Asking Price	Net Asking Price (m²)
Salbury	Semi	3	101	2.5	£284,995	£2,822	£270,745	£2,681
Salbury	Semi	3	101	2.5	£294,995	£2,921	£280,245	£2,775
Salbury	Semi	3	101	2.5	£294,995	£2,921	£280,245	£2,775
Wentbridge	Detached	4	106	2	£349,995	£3,290	£332,495	£3,125
Wentbridge	Detached	4	106	2	£359,995	£3,384	£341,995	£3,215
						£3,073		**£2,919**

6. Gleeson Homes - Bluebell Court, East Street, Goldthorpe S63 9JP

House Name	Type	Bedrooms	Size (m²)	Storeys	Asking Price	Gross Asking Price (m²)	Net Asking Price	Net Asking Price (m²)
Clifden	Detached	3	91	2	£254,995	£2,795	£242,245	£2,655
Dalkey	Detached	4	107	2	£279,995	£2,609	£265,995	£2,479
Glin	Semi	3	84	2	£199,995	£2,389	£189,995	£2,270
Glin	Semi	3	84	2	£209,995	£2,509	£199,495	£2,383
Grange	Detached	4	99	2	£279,995	£2,822	£265,995	£2,681
Lanesborough	Detached	4	133	2	£289,995	£2,177	£275,495	£2,068
Milford	Detached	3	85	2	£249,995	£2,937	£237,495	£2,791
Strade	Detached	3	104	2	£249,995	£2,409	£237,495	£2,288
						£2,559		**£2,431**

New Build SSTC/Reserved



Scheme ID	Development	Developer	Postcode	No. Units	Bedroom Mix	Type Mix	Affordable %
1	Brampton Vale	Persimmon	S63 6DU	311	2,3,4,5	Terrace, Semi and Detached	25%
2	Bluebell Court	Gleeson	S63 9JP	137	2,3,4	Terrace, Semi and Detached	0%

1. Persimmon Homes - Brampton Vale, Barnsley Road, West Melton S63 6DU

House Name	Type	Bedrooms	Size (m²)	Storeys	Asking Price	Gross SSTC Price (m²)
Danbury	Terrace	3	75	2	£209,950	£2,799
Danbury	Terrace	3	75	2	£214,950	£2,866
Barnwood	Detached	3	94	2	£284,950	£3,031
Greenwood	Detached	4	113	2	£309,950	£2,732
Marston	Detached	4	114	2	£314,950	£2,756
						£2,829

2. Gleeson Homes - Bluebell Court, East Street, Goldthorpe S63 9JP

House Name	Type	Bedrooms	Size (m²)	Storeys	Asking Price	Gross Asking Price (m²)
Dalkey	Detached	4	107	2	£264,995	£2,477
Dalkey	Detached	4	107	2	£264,995	£2,477
Dalkey	Detached	4	107	2	£264,995	£2,477
Grange	Detached	4	99	2	£264,995	£2,677
						£2,524

New Build Sold

Scheme ID	Development	Developer	Postcode	No. Units	Bedroom Mix	Type Mix	Affordable %
1	Wentworth Mews	BOHomes	S63 6GQ	9	4,5	Detached	0%
2	Brampton Vale	Persimmon	S63 6GS	311	2,3,4,5	Terrace, Semi and Detached	25%
3	Nevisons Fold	Harron	S70 3PA	238	2,3,4	Terrace, Semi and Detached	10%
4	Mount Vernon Hospital	Orion	S70 4FH	70	2,3,4	Terrace, Semi and Detached	0%
5	The Hawthorns	Elton Homes	S73 0FN	20	3,4	Semi and Detached	10%
6	The Fairways	Miller	S73 0FS	235	2,3,4	Terrace, Semi and Detached	5%
7	Pitt Street	Barratt	S73 8GL	100	2,3,4	Terrace, Semi and Detached	10%

1. BO Homes - Wentworth Mews S63 6GQ

Address	House Name	Type	Bedrooms	Storeys	Sale Date	Size (m²)	Sold Price	Gross Sold Price (m²)
5, Wentworth Mews S63 6GQ	Type A	Detached	4	2	Dec-24	183	£560,000	£3,061
								£3,061

2. Persimmon - West Melton S63 6GS

Address	House Name	Type	Bedrooms	Storeys	Sale Date	Size (m²)	Sold Price	Gross Sold Price (m²)
8, Tweed Meadow S63 6GS	Barnwood DT	Detached	4	2	Apr-25	112	£305,950	£2,735
10, Tweed Meadow S63 6GS	Barnwood DT	Detached	4	2	Mar-25	112	£299,950	£2,681
14, Tweed Meadow S63 6GS	Burnham	Detached	4	2	Apr-25	104	£291,950	£2,818
6, Tweed Meadow S63 6GS	Burnham	Detached	4	2	Mar-25	104	£290,950	£2,809
12, Tweed Meadow S63 6GS	Burnham	Detached	4	2	Mar-25	104	£289,950	£2,799
4, Tweed Meadow S63 6GS	Burnham	Detached	4	2	Jun-25	104	£279,950	£2,702
18, Tweed Meadow S63 6GS	Barnwood	Detached	3	2	Jun-25	94	£264,950	£2,818
2, Mapplewell View S63 6GT	Dalby	Detached	3	2	May-25	85	£240,950	£2,819
7, Mapplewell View S63 6GT	Dalby	Semi-detached	3	2	Jun-25	85	£233,950	£2,737
6, Mapplewell View S63 6GT	Dalby	Semi-detached	3	2	May-25	85	£230,950	£2,702
9, Holly Court S63 6GU	Danbury	Semi-detached	2	2	Nov-25	75	£199,452	£2,647
								£2,752

3. Harron Homes - Bleachcroft Way S70 3PA

Address	House Name	Type	Bedrooms	Storeys	Sale Date	Size (m²)	Sold Price	Gross Sold Price (m²)
3, Murray Drive, Stairfoot S70 3FN	Netherton	Detached	3	2	Apr-24	105	£296,400	£2,828
								£2,828

4. Orion Homes - Mount Vernon Hospital S70 4FH

Address	House Name	Type	Bedrooms	Storeys	Sale Date	Size (m²)	Sold Price	Gross Sold Price (m²)
18, Trinity Close S70 4FJ	Split Level	Detached	4	2.5	Jun-24	144	£384,995	£2,668
16, Trinity Close S70 4FJ	Split Level	Detached	4	2.5	May-24	144	£384,995	£2,668
20, Trinity Close S70 4FJ	Split Level	Detached	4	2.5	May-24	144	£384,995	£2,668
19, Bishops Wood Way S70 4FL	Salisbury	Detached	4	2	Jun-24	128	£359,995	£2,814
4, Mount Vernon Place S70 4FH	Coniston	Detached	4	2	May-25	118	£349,995	£2,973
2, Mount Vernon Place S70 4FH	Coniston	Detached	4	2	May-25	118	£345,995	£2,939
25, Bishops Wood Way S70 4FL	Coniston	Detached	4	2	Mar-25	118	£349,995	£2,973
27, Bishops Wood Way S70 4FL	Coniston	Detached	4	2	May-25	118	£344,995	£2,931
10, Bishops Wood Way S70 4FL	Coniston	Detached	4	2	Feb-25	118	£337,995	£2,871
8, Bishops Wood Way S70 4FL	Coniston	Detached	4	2	Dec-24	118	£335,995	£2,854
21, Bishops Wood Way S70 4FL	Coniston	Detached	4	2	Sep-24	118	£329,995	£2,803
23, Bishops Wood Way S70 4FL	Chichester	Detached	4	2	Oct-24	108	£319,995	£2,966
17, Bishops Wood Way S70 4FL	Chichester	Detached	4	2	May-24	108	£314,995	£2,920
40, Mount Vernon Place S70 4FH	Bamburgh	Semi-detached	3	2	May-24	93	£242,995	£2,610
38, Mount Vernon Place S70 4FH	Bamburgh	Semi-detached	3	2	Feb-24	93	£242,995	£2,610
17, Mount Vernon Place S70 4FH	Arlington	Semi-detached	3	2	Sep-24	90	£236,995	£2,635
15, Mount Vernon Place S70 4FH	Arlington	Semi-detached	3	2	Sep-24	90	£234,995	£2,613
9, Mount Vernon Place S70 4FH	Preston	Semi-detached	3	2	Sep-24	81	£222,995	£2,749
11, Mount Vernon Place S70 4FH	Preston	Semi-detached	3	2	Aug-24	81	£222,995	£2,749
7, Mount Vernon Place S70 4FH	Preston	Semi-detached	3	2	Jun-24	81	£222,995	£2,749
5, Mount Vernon Place S70 4FH	Preston	Semi-detached	3	2	Mar-24	81	£222,995	£2,749
1, Mount Vernon Place S70 4FH	Preston	Semi-detached	3	2	Feb-24	81	£222,995	£2,749
3, Mount Vernon Place S70 4FH	Preston	Semi-detached	3	2	Feb-24	81	£222,995	£2,749
32, Mount Vernon Place S70 4FH	Edinburgh	Semi-detached	2	2	Feb-24	80	£179,995	£2,258
30, Mount Vernon Place S70 4FH	Edinburgh	Semi-detached	2	2	Feb-24	80	£179,995	£2,258
								£2,741

5. Eton Homes - The Hawthorns S73 0FN

Address	House Name	Type	Bedrooms	Storeys	Sale Date	Size (m²)	Sold Price	Gross Sold Price (m²)
7, The Hawthorns, Hemingfield S73 0FN	Type A	Detached	4	2	Feb-25	121	£345,000	£2,852
								£2,852

6. Miller Homes - Wombwell S73 0FS

Address	House Name	Type	Bedrooms	Storeys	Sale Date	Size (m²)	Sold Price	Gross Sold Price (m²)
47, Shelley Drive S73 0FS	Type E	Detached	4	2	May-25	131	£349,995	£2,675
51, Bronte Way S73 0FP	Type A	Detached	4	2	Jun-25	127	£376,995	£2,957
39, Bronte Way S73 0FP	Type A	Detached	4	2	Jun-25	127	£374,995	£2,942
1, Bronte Way S73 0FP	Type U	Detached	4	2.5	Dec-24	124	£339,995	£2,751
44, Bronte Way S73 0FQ	Type D	Detached	4	2	May-25	114	£349,995	£3,063
43, Bronte Way S73 0FP	Type C	Detached	3	2	Jun-25	94	£309,995	£3,313
41, Bronte Way S73 0FP	Type C	Detached	3	2	Jun-25	94	£309,995	£3,313
50, Bronte Way S73 0FQ	Type S	Detached	3	2	May-25	91	£289,995	£3,191
47, Bronte Way S73 0FP	Type F	Semi-detached	3	2	Jun-25	79	£229,995	£2,909
45, Bronte Way S73 0FP	Type F	Semi-detached	3	2	Jun-25	79	£229,995	£2,909
19, Bronte Way S73 0FP	Type L	Bungalow	2	1	Dec-24	65	£204,995	£3,152
17, Bronte Way S73 0FP	Type L	Bungalow	2	1	Jan-25	65	£204,995	£3,152
21, Bronte Way S73 0FP	Type L	Bungalow	2	1	Feb-25	65	£194,746	£2,994
15, Bronte Way S73 0FP	Type L	Bungalow	2	1	Mar-25	65	£204,995	£3,152
25, Bronte Way S73 0FP	Type L	Bungalow	2	1	Mar-25	65	£204,995	£3,152
11, Bronte Way S73 0FP	Type L	Bungalow	2	1	May-25	65	£189,995	£2,921
23, Bronte Way S73 0FP	Type L	Bungalow	2	1	Jun-25	65	£189,995	£2,921
								£3,028

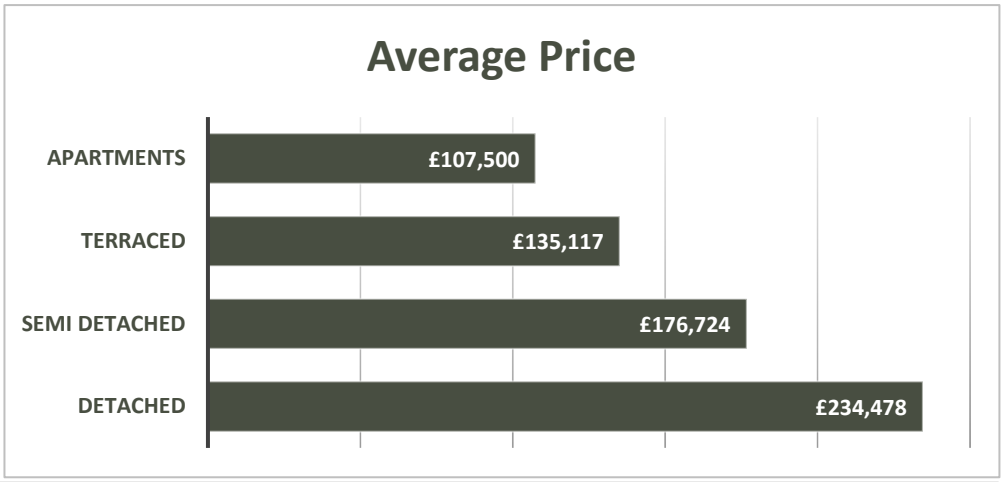
7. Barratt Homes - Pitt Street S73 8GL

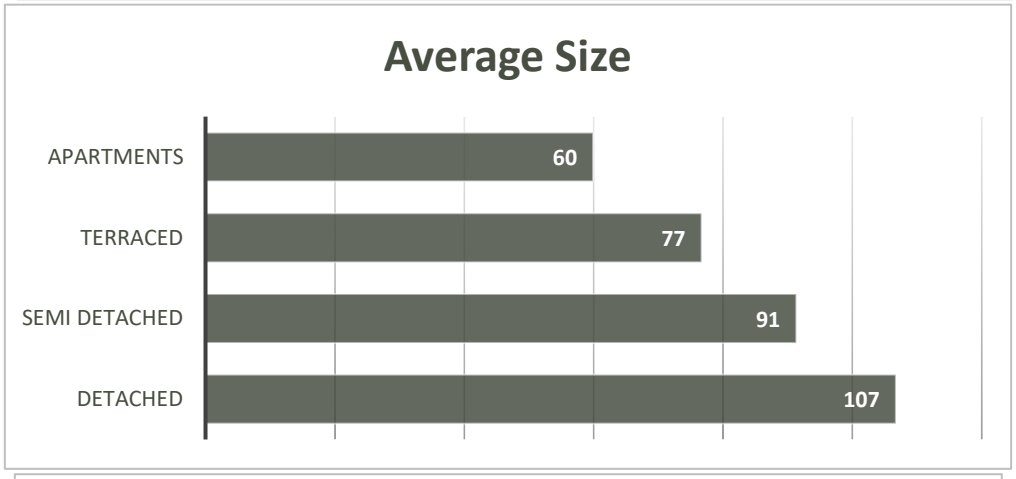
Address	House Name	Type	Bedrooms	Storeys	Sale Date	Size (m²)	Sold Price	Gross Sold Price (m²)
22, Netherfield Gardens S73 8GL	Halton	Detached	4	2	Feb-25	116	£332,496	£2,865
24, Netherfield Gardens S73 8GL	Halton	Detached	4	2	Feb-25	116	£369,995	£3,188
9, Netherfield Gardens S73 8GL	Halton	Detached	4	2	Mar-25	116	£361,995	£3,119
20, Netherfield Gardens S73 8GL	Kingsley	Detached	4	2	Feb-25	100	£294,496	£2,935
7, Netherfield Gardens S73 8GL	Kingsley	Detached	4	2	Mar-25	100	£309,995	£3,089
8, Netherfield Gardens S73 8GL	Windermere	Detached	4	2	Dec-24	100	£275,496	£2,763
3, Netherfield Gardens S73 8GL	Windermere	Detached	4	2	Mar-25	100	£294,995	£2,959
60, Pitt Street S73 8AS	Denby	Detached	3	2	Mar-25	82	£270,746	£3,311
10, Netherfield Gardens S73 8GL	Moresby	Detached	3	2	Dec-24	79	£274,995	£3,466
6, Netherfield Gardens S73 8GL	Moresby	Detached	3	2	Dec-24	79	£272,995	£3,441
1, Colliery Mount S73 8GH	Maidstone	Semi-detached	3	2	May-25	79	£218,496	£2,767
16, Netherfield Gardens S73 8GL	Maidstone	Detached	3	2	Dec-24	79	£239,995	£3,039
18, Netherfield Gardens S73 8GL	Maidstone	Detached	3	2	Dec-24	79	£237,496	£3,007
1, Netherfield Gardens S73 8GL	Maidstone	Detached	3	2	Mar-25	79	£232,746	£2,947
5, Netherfield Gardens S73 8GL	Maidstone	Detached	3	2	Mar-25	79	£232,746	£2,947
58, Pitt Street S73 8AS	Ellerton	Semi-detached	2	2	May-25	77	£201,595	£2,614
35, Colliery Mount S73 8GH	Ellerton	Terraced	2	2	Dec-24	77	£194,375	£2,521
14, Netherfield Gardens S73 8GL	Ellerton	Semi-detached	2	2	Dec-24	77	£199,496	£2,587
12, Netherfield Gardens S73 8GL	Ellerton	Semi-detached	2	2	Feb-25	77	£199,496	£2,587
								£2,955

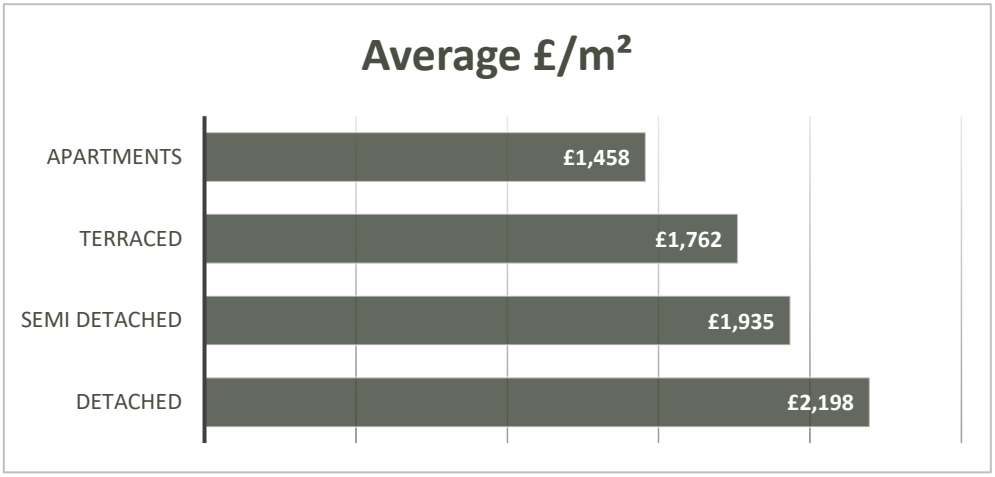
Second Hand Sales

Search criteria: within 1 miles of postcode S71 5EZ. Sales Completed within past 12 months.
Source: HM Land Registry

Type	Average Price	Average Size	Average £/m²
Detached	£234,478	107	£2,198
Semi Detached	£176,724	91	£1,935
Terraced	£135,117	77	£1,762
Apartments	£107,500	60	£1,458
Average	**£163,455**	**84**	**£1,838**







Detached

Address	Date Sold	Sold Price	Size m²	£/m²
11, Highfield Grange Close, Wombwell, Barnsley S73 8GD	Feb-26	£215,000	76	£2,829
28, Mitchells Avenue, Wombwell, Barnsley S73 8GB	Jan-26	£297,000	108	£2,751
26, Albany Close, Wombwell, Barnsley S73 8ER	Jan-26	£255,000	84	£3,036
18, Mitchells Avenue, Wombwell, Barnsley S73 8GB	Dec-25	£265,000	108	£2,455
29, John Street Way, Wombwell, Barnsley S73 8FT	Nov-25	£230,000	88	£2,614
4, Leyfield Place, Wombwell, Barnsley S73 8BF	Nov-25	£235,000	102	£2,306
10, Bayford Way, Wombwell, Barnsley S73 0BU	Nov-25	£260,000	116	£2,242
17, Clarkes Croft, Wombwell, Barnsley S73 8BJ	Oct-25	£208,000	92	£2,261
34, Saltersbrook Road, Darfield, Barnsley S73 9AP	Sep-25	£123,000	112	£1,099
3, Wilson Court, Wombwell, Barnsley S73 8FW	Sep-25	£280,000	100	£2,801
4, Park Hill, Darfield, Barnsley S73 9HD	Sep-25	£225,000	113	£1,992
8, Marsala Walk, Darfield, Barnsley S73 9RF	Jul-25	£289,000	123	£2,351
107, Wells Lane, Wombwell, Barnsley S73 8TB	Jul-25	£210,000	83	£2,531
21, Great Stubbing, Wombwell, Barnsley S73 8FD	Jul-25	£125,000	52	£2,407
163, Blythe Street, Wombwell, Barnsley S73 8LH	Jun-25	£190,000	108	£1,760
75, Wells Lane, Wombwell, Barnsley S73 8TB	Jun-25	£200,000	83	£2,411
28, Barnsley Road, Wombwell, Barnsley S73 8DD	Jun-25	£217,000	166	£1,308
7, Low Croft, Wombwell, Barnsley S73 0DX	Apr-25	£220,000	102	£2,158
245, Summer Lane, Wombwell, Barnsley S73 8QB	Mar-25	£365,000	214	£1,706
4a, Kings Road, Wombwell, Barnsley S73 0DW	Mar-25	£240,000	112	£2,144
17, Millmoor Road, Wombwell, Barnsley S73 8BD	Feb-25	£260,000	106	£2,455
1, Padua Rise, Darfield, Barnsley S73 9PQ	Jan-25	£199,000	86	£2,315
35, Rectory Close, Wombwell, Barnsley S73 8EY	Jan-25	£285,000	121	£2,356
Average		**£234,478**	**107**	**£2,198**

Semi Detached

Address	Date Sold	Sold Price	Size m²	£/m²
758, Doncaster Road, Ardsley, Barnsley S71 5ER	Mar-25	£240,000	91	£2,639
82, St Pauls Parade, Ardsley, Barnsley S71 5BY	Mar-26	£235,000	86	£2,734
6, Clae Cott Lane, Barnsley S70 3FF	Jan-26	£232,500	116	£2,005
116, St Pauls Parade, Ardsley, Barnsley S71 5BX	Sep-25	£225,000	88	£2,557
12, Rose Grove, Wombwell, Barnsley S73 8NE	Jul-25	£220,000	97	£2,268
6, Keswick Walk, Barnsley S71 5DU	Nov-25	£220,000	78	£2,822
36, St Pauls Parade, Ardsley, Barnsley S71 5BZ	Jan-25	£217,500	79	£2,754
23, Aldham Crescent, Wombwell, Barnsley S73 8ES	Feb-25	£215,000	109	£1,973
47, Roy Kilner Road, Wombwell, Barnsley S73 8DY	Mar-25	£210,000	110	£1,909
19, Pearson Crescent, Wombwell, Barnsley S73 8GF	Jan-25	£200,000	99	£2,021
164, St Pauls Parade, Ardsley, Barnsley S71 5BU	Jan-25	£197,500	87	£2,271
23, Mitchells Avenue, Wombwell, Barnsley S73 8GA	Oct-25	£185,000	84	£2,203
36, Rose Grove, Wombwell, Barnsley S73 8ND	Mar-25	£185,000	86	£2,153
66, St Pauls Parade, Ardsley, Barnsley S71 5BY	Mar-25	£185,000	75	£2,467
7, Pearson Drive, Wombwell, Barnsley S73 8GG	Feb-25	£180,000	92	£1,957
10, Rose Grove, Wombwell, Barnsley S73 8NE	May-25	£175,000	91	£1,924
36, Morrison Road, Darfield, Barnsley S73 9ED	Feb-25	£175,000	83	£2,109
79, Roehampton Rise, Ardsley, Barnsley S71 5BW	Mar-25	£175,000	105	£1,667
39, St Pauls Parade, Ardsley, Barnsley S71 5BZ	Jun-25	£170,000	85	£2,002
183, Barnsley Road, Wombwell, Barnsley S73 8HH	Oct-25	£165,000	147	£1,123
36, Bly Road, Darfield, Barnsley S73 9DP	Jan-25	£165,000	83	£1,989
157, Wombwell Lane, Wombwell, Barnsley S73 8EQ	Apr-25	£155,000	84	£1,845
1, Bellbrooke Place, Darfield, Barnsley S73 9BN	Dec-25	£150,000	84	£1,786
148, Barnsley Road, Darfield, Barnsley S73 9DG	Jan-26	£150,000	91	£1,649
24, Simons Way, Wombwell, Barnsley S73 8SW	Mar-25	£121,000	82	£1,477
79, Pearson Crescent, Wombwell, Barnsley S73 8SQ	Oct-25	£115,000	83	£1,386
30, Morrison Road, Darfield, Barnsley S73 9ED	Sep-25	£112,000	88	£1,273
23, Morrison Road, Darfield, Barnsley S73 9ED	Feb-25	£86,000	92	£935
33, Roy Kilner Road, Wombwell, Barnsley S73 8DY	Jan-26	£63,500	74	£859
Average		**£176,724**	**91**	**£1,935**

Terraced

Address	Date Sold	Sold Price	Size m²	£/m²
46, Aldham Cottages, Wombwell, Barnsley S73 8DZ	Mar-26	£78,000	64	£1,220
10, Mitchells Court, Wombwell, Barnsley S73 8FZ	Feb-26	£170,000	84	£2,024
3, John Street, Wombwell, Barnsley S73 8LW	Feb-26	£100,000	65	£1,540
24, St Barbaras Road, Darfield, Barnsley S73 9QQ	Feb-26	£120,000	92	£1,305
8, Myrtle Road, Wombwell, Barnsley S73 8LN	Feb-26	£88,000	60	£1,468
51, Margaret Road, Darfield, Barnsley S73 9QF	Jan-26	£160,000	81	£1,977
5, Bramham Croft, Wombwell, Barnsley S73 8BE	Jan-26	£168,000	69	£2,437
5, Scarr Lane, Barnsley S71 5BB	Jan-26	£143,000	56	£2,557
55, Woodbourn Gardens, Wombwell, Barnsley S73 8FJ	Dec-25	£177,000	104	£1,702
107, Barnsley Road, Darfield, Barnsley S73 9PE	Dec-25	£115,000	63	£1,826
20, Woodbourn Gardens, Wombwell, Barnsley S73 8FJ	Nov-25	£175,000	96	£1,823
21, Margaret Road, Darfield, Barnsley S73 9QF	Nov-25	£120,000	98	£1,225
24, Quern Way, Darfield, Barnsley S73 9DR	Nov-25	£150,000	73	£2,057
4, Providence Court, Wombwell, Barnsley S73 8AB	Nov-25	£135,000	74	£1,835
206, Barnsley Road, Wombwell, Barnsley S73 8DP	Oct-25	£110,000	71	£1,550
4a, Scarr Lane, Barnsley S71 5BB	Sep-25	£140,000	64	£2,190
53, Woodbourn Gardens, Wombwell, Barnsley S73 8FJ	Sep-25	£158,000	88	£1,796
2, Main Street, Wombwell, Barnsley S73 8JQ	Sep-25	£88,000	79	£1,114
12, Mitchells Court, Wombwell, Barnsley S73 8FZ	Aug-25	£186,000	84	£2,215
12, John Street, Wombwell, Barnsley S73 8LW	Aug-25	£145,500	72	£2,021
30, Aldham Cottages, Wombwell, Barnsley S73 8DZ	Aug-25	£102,000	65	£1,571
47, Woodbourn Gardens, Wombwell, Barnsley S73 8FJ	Apr-25	£174,000	109	£1,597
103, Barnsley Road, Darfield, Barnsley S73 9PE	Apr-25	£160,000	74	£2,163
177, Barnsley Road, Wombwell, Barnsley S73 8HH	Mar-25	£136,500	86	£1,588
21, Pitt Street, Wombwell, Barnsley S73 8AS	Mar-25	£144,000	75	£1,921
30, Woodbourn Gardens, Wombwell, Barnsley S73 8FJ	Mar-25	£150,000	88	£1,705
133, Barnsley Road, Darfield, Barnsley S73 9PE	Feb-25	£138,000	61	£2,264
36, Aldham Cottages, Wombwell, Barnsley S73 8DZ	Feb-25	£97,500	65	£1,501
5, George Street, Low Valley, Barnsley S73 8AP	Feb-25	£100,000	65	£1,540
113, Wombwell Lane, Wombwell, Barnsley S73 8EP	Jan-25	£125,000	77	£1,625
Average		**£135,117**	**77**	**£1,762**

Apartments

Address	Date Sold	Sold Price	Size m²	£/m²
14, Dovecliffe View, Worsbrough, Barnsley S70 4RR	Mar-26	£107,500	60	£1,794
12, Grange Court, Wombwell, Barnsley S73 0EZ	Feb-26	£83,000	57	£1,457
Earlsmere House, 1, Earlsmere Drive, Barnsley S71 5DN	Oct-25	£100,000	66	£1,516
86, Haverhill Grove, Wombwell, Barnsley S73 0DH	Sep-25	£80,000	53	£1,511
93, Haverhill Grove, Wombwell, Barnsley S73 0DY	Sep-25	£90,000	56	£1,609
17, Dovecliffe View, Worsbrough, Barnsley S70 4RR	Sep-25	£76,000	59	£1,288
78, Haverhill Grove, Wombwell, Barnsley S73 0DH	Aug-25	£83,000	56	£1,484
Leecrest House, 3, Doncaster Road, Ardsley, Barnsley S71 5EH	Jun-25	£79,000	63	£1,254
40, Mayflower Way, Wombwell, Barnsley S73 0AJ	May-25	£87,000	61	£1,427
2, Mayflower Way, Wombwell, Barnsley S73 0AJ	Apr-25	£90,000	68	£1,325
8, Hampton Court, Darfield, Barnsley S73 9QS	Mar-25	£42,000	44	£956
16, Flat 2, Dove Road, Wombwell, Barnsley S73 0TE	Feb-25	£70,000	47	£1,492
Churchfield House, Flat 5, Rectory Close, Wombwell, Barnsley S73 8BQ	Feb-25	£115,000	67	£1,717
Average		**£107,500**	**60**	**£1,458**

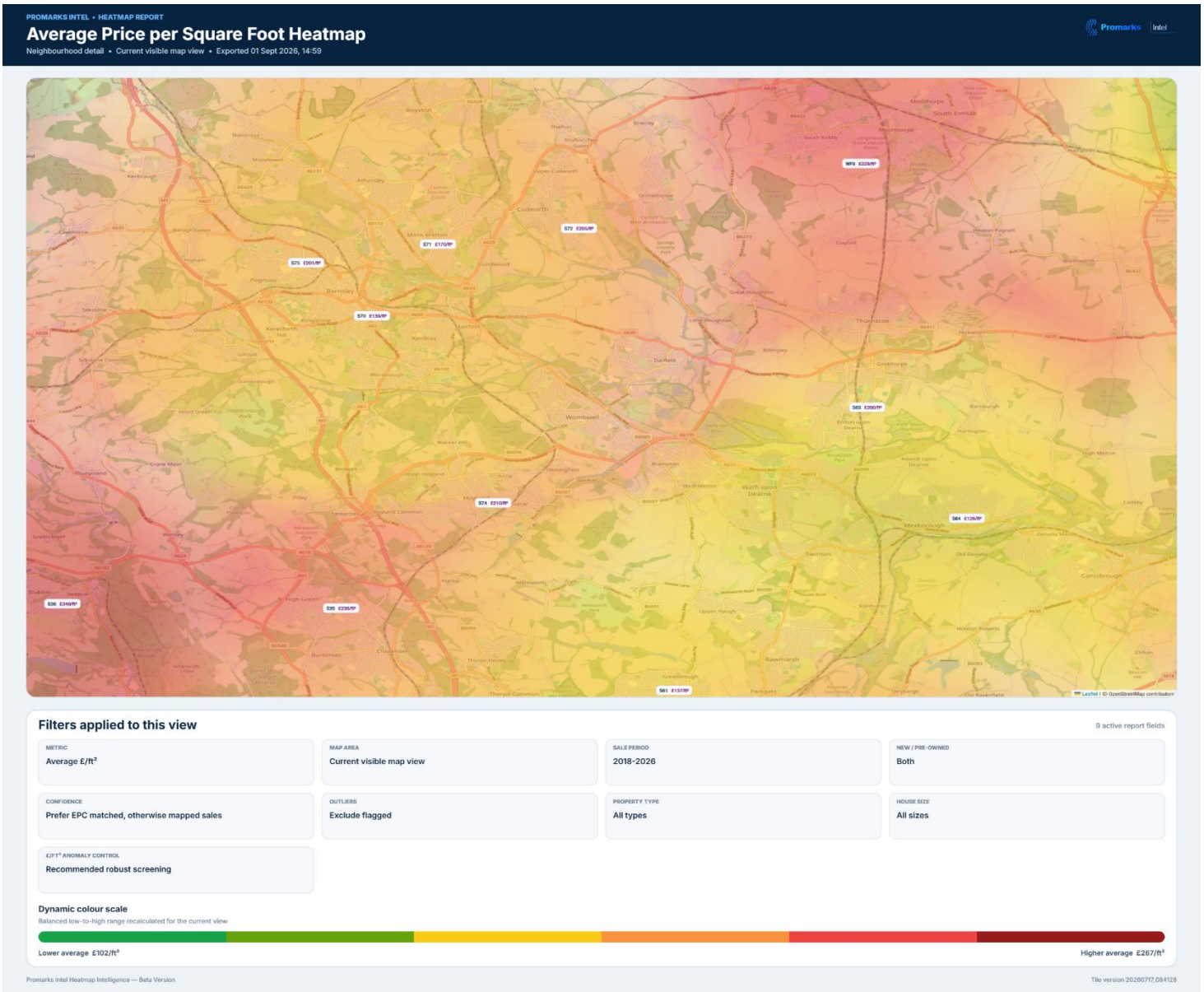
Second Hand Available

Search criteria: Houses for sale within 1 mile of postcode S71 5EZ

Source: www.rightmove.co.uk

Address	Type	Bedrooms	Price
The Mill, Caulk Lane, Worsbrough Dale, Barnsley, S70 3QG	Detached	5	£535,000
The Coach House Middle Farm, Edderthorpe Lane, Darfield, Barnsley, S71 5EY	Detached	4	£500,000
3 Crook House Court, Crook House Lane, Darfield, Barnsley, S71 5EG	Detached	3	£425,000
Ridgeway House, Crook House Lane, Darfield, Barnsley, S71 5EU	Detached	3	£425,000
166, Barnsley Road, Darfield, Barnsley, S73 9DQ	Detached	7	£360,000
1, Doncaster Road, Ardsley, Barnsley, S71 5EL	Detached	3	£300,000
22, Low Croft, Wombwell, Barnsley, S73 0DX	Detached	4	£290,000
163, Wombwell Lane, Wombwell, Barnsley, S73 8EQ	Semi-detached	3	£265,000
15, Vowden Chase, Stairfoot, Barnsley, S70 3FW	Semi-detached	3	£260,000
12, Cotterdale Gardens, Wombwell, Barnsley, S73 0BX	Detached	3	£250,000
1, Clarkes Croft, Wombwell, Barnsley, S73 8BJ	Detached	3	£230,000
46, Tempest Avenue, Darfield, Barnsley, S73 9BJ	Semi-detached	3	£230,000
21, Squires Gardens, Ardsley, Barnsley, S71 5PJ	Semi-detached	2	£220,000
37, Loxley Avenue, Wombwell, Barnsley, S73 8NU	Semi-detached	3	£220,000
5, Mitchells Court, Wombwell, Barnsley, S73 8FZ	Semi-detached	3	£220,000
9, Little Stubbing, Wombwell, Barnsley, S73 8FG	Terraced	4	£220,000
18, Millmoor Road, Darfield, Barnsley, S73 8BD	Detached	3	£215,000
7, Vowden Chase, Stairfoot, Barnsley, S70 3FW	Semi-detached	2	£210,000
92, St Pauls Parade, Ardsley, Barnsley, S71 5BY	Semi-detached	3	£210,000
7, Salerno Way, Darfield, Barnsley, S73 9RA	Detached	0	£200,000
4, Little Stubbing, Wombwell, Barnsley, S73 8FG	Terraced	4	£195,000
8, Margaret Road, Darfield, Barnsley, S73 9QG	Semi-detached	3	£195,000
4, Burnham Way, Darfield, Barnsley, S73 9QB	Semi-detached	2	£190,000
3, Wells Lane, Wombwell, Barnsley, S73 8TB	Terraced	3	£185,000
3, Storrs Mill Lane, Cudworth, Barnsley, S72 8SG	Semi-detached	2	£180,000
544, Doncaster Road, Ardsley, Barnsley, S71 5AQ	Terraced	4	£175,000
45, Barnsley Road, Darfield, Barnsley, S73 9PB	Semi-detached	3	£170,000
61, Cumberland Drive, Ardsley, Barnsley, S71 5DF	Semi-detached	3	£170,000
78, Wortley Avenue, Wombwell, Barnsley, S73 8SD	Semi-detached	3	£170,000
29, Doncaster Road, Darfield, Barnsley, S73 9PB	Terraced	2	£160,000
84, Wombwell Lane, Stairfoot, Barnsley, S70 3NX	Terraced	3	£150,000
55, Cemetery Road, Wombwell, Barnsley, S73 8HZ	Terraced	4	£149,000
19, Hough Lane, Wombwell, Barnsley, S73 0DP	Semi-detached	2	£145,000
25, Rutland Place, Wombwell, Barnsley, S73 8PU	Semi-detached	3	£140,000
12, West Street, Darfield, Barnsley, S73 9NF	Semi-detached	3	£135,000
34, Edward Street, Wombwell, Barnsley, S73 0BH	Terraced	4	£135,000
21, Hollins Wood Grove, Cudworth, Barnsley, S72 8TB	Terraced	2	£125,000
14, Oxford Street, Ardsley, Barnsley, S71 5AH	Terraced	2	£120,000
2, Edward Street, Darfield, Barnsley, S73 9LH	Terraced	2	£120,000
35, Grange Lane, Stairfoot, Barnsley, S71 5AE	Terraced	2	£120,000
5, Edward Street, Darfield, Barnsley, S73 9LH	Semi-detached	2	£120,000
11, Myrtle Road, Wombwell, Barnsley, S73 8LN	Terraced	2	£110,000
6, Stanley Road, Stairfoot, Barnsley, S70 3PG	Terraced	2	£104,950
23, Victoria Street, Darfield, Barnsley, S73 9EX	Terraced	2	£102,000
17, Cemetery Road, Wombwell, Barnsley, S73 8HZ	Terraced	3	£100,000
9, Stonyford Road, Wombwell, Barnsley, S73 8AF	Terraced	3	£100,000
9, School Street, Darfield, Barnsley, S73 9ET	Terraced	2	£90,000
12, Bartholomew Street, Wombwell, Barnsley, S73 8LE	Terraced	2	£79,000
81, Bartholomew Street, Wombwell, Barnsley, S73 8LB	Terraced	2	£74,950
10, Park Hill, Darfield, Barnsley, S73 9HD	Terraced	2	£72,000
1a, Marsh Street, Wombwell, Barnsley, S73 0AG	Terraced	2	£63,000
205, Barnsley Road, Wombwell, Barnsley, S73 8DR	Terraced	2	£60,000
188, Barnsley Road, Wombwell, Barnsley, S73 8DP	Terraced	2	£38,000

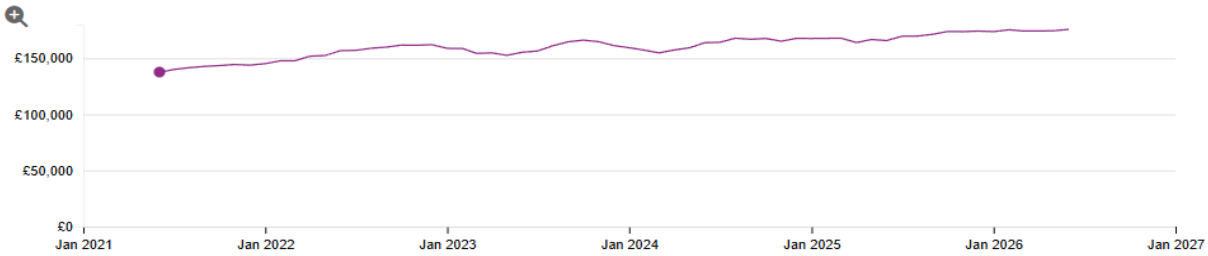
Property Price Heat Map



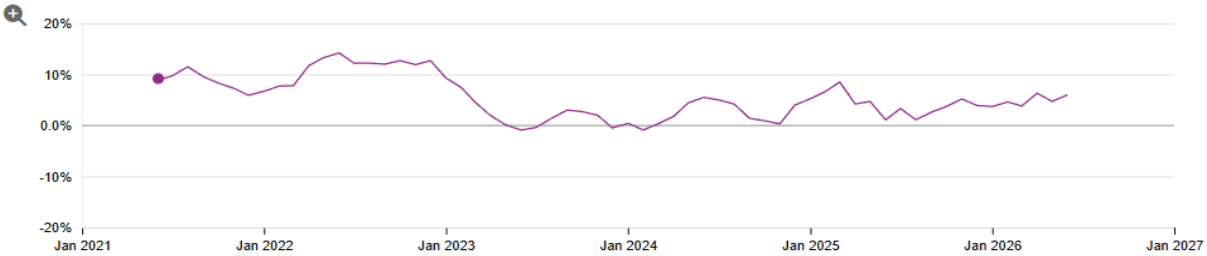
The property price heat map takes the Average sold and available property prices in the zoomed in area then using the overall “Average” it plots the various prices onto a map, higher than average gives a “warmer” (Red) area, lower than average gives the cooler area (Green).

Average price by type of property in Amber Valley

Source: HM Land Registry



Percentage change (yearly) in Amber Valley



Price Trends – S71 5EZ

Market Characteristics	Barnsley	National
Market Size Indicator: no. of transactions	17,584	3,981,449
Market Size Indicator: total no. of properties	115,000	27,049,530
Market liquidity Indicator: transactions / properties	15.29%	14.72%
Market Growth Indicator: new homes built	1,611	375,901
Market Growth Indicator: new builds / transactions	9.16%	9.44%

Growth Rate	Barnsley	National
5 year house price growth	28.06%	10.47%
Last 12 months house price growth	6.00%	1.80%

Average House Prices

Source: HM Land Registry

Postcode Area – S71 5EZ

Property Type	Jun-21	Jun-26	Change
Detached	£218,979	£278,251	27%
Semi	£133,353	£173,748	30%
Terraced	£110,341	£140,981	28%
Flat	£81,500	£92,973	14%
All	£136,043	£171,488	26%

APPENDIX V – BCIS COSTS

BCIS®

£/M2 STUDY

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

Last updated: 30-May-2026 08:17

Rebased to Barnsley (89; sample 34)

MAXIMUM AGE OF RESULTS: 5 YEARS

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
810.1 Estate housing							
Generally (5)	1,624	845	1,399	1,585	1,781	3,175	202
Single storey (5)	1,883	1,224	1,577	1,747	2,065	3,175	30
2-storey (5)	1,581	845	1,343	1,574	1,765	2,437	169
3-storey (5)	1,453	1,164	-	-	-	1,742	2
810.12 Estate housing semi detached							
Generally (5)	1,694	1,009	1,536	1,624	1,817	3,175	58
Single storey (5)	1,811	1,224	1,570	1,745	1,799	3,175	17
2-storey (5)	1,643	1,009	1,389	1,577	1,854	2,437	40
3-storey (5)	1,742	-	-	-	-	-	1
810.13 Estate housing terraced							
Generally (5)	1,478	845	1,266	1,438	1,764	1,950	11
2-storey (5)	1,478	845	1,266	1,438	1,764	1,950	11

APPENDIX VI – ABNORMAL COSTS

			65 Units	185 Units	
Abnormal Schedule	**Enabaling works**	**Combined (JV) Works**	**Saul Homes**	**Keepmoat**	**Comments**
Foundation Abnormals					
Reinforced Strip foundations			£ 59,000.00	£ 652,000.00	
Radon Barrier			£ 29,250.00	£ 83,250.00	
Piled foundations (including mats)			£ 500,000.00	£ 143,000.00	
Heave			£ 30,000.00	£ 30,000.00	
Superstructure Abnormals					
Uplift in spec to meet Future Homes Standards			£ 585,000.00	£ 1,665,000.00	£9,000 to all plots
Elevational uplifts				£ 362,500.00	
Planning Abnormals					
LEAP				£ 60,000.00	
Sheds and cycle hoops			£ 48,750.00	£ 138,750.00	
Bird and Bat Boxes			£ 21,125.00	£ 60,125.00	100% of scheme. £325 per plot.
POS - Prep, Seed and maintain during construction		£ 18,900.00	£ 42,500.00	£ 116,130.00	
External Abnormals					
Retaining Walls			£ 239,250.00	£ 503,037.07	
Screen Walls			£ 90,000.00	£ 145,860.00	1800mm
Highways upgrades S278 works	£ 750,000.00				PC Sum.
Tree Protection to retain trees during construction				£ 10,000.00	
JV Tree Pits in Verge		£ 168,000.00			
Increased Road capacity (Bus Route)		£ 246,893.10			
Services and Drainage Abnormals					
Diversions of HV overhead line	£ 200,000.00				
Diversions of EHV overhead line	£ 800,000.00				
Large Substation inc housing	£ 100,000.00				
Attenuation Basin and offsite Foul connection	£ 634,000.00				
Outfall Requisition	£ 260,000.00				
Addition of E/O Abnormal FW Pipes & Manholes		£ 114,785.43			
Addition of E/O Abnormal SW Pipes & Manholes		£ 283,082.47			
Remediation and Cut & Fill					
Remediation (Full Site)	£ 1,113,000.00				
Top soil strip 300mm (assumed suitable for reuse) - Keepmoat	£ 95,000.00				
Cut and Fill - Keepmoat	£ 133,065.00				
Cut and Fill	£ 64,500.00				
Relocating spoil shortfall provided by Saul	£ 70,402.50				9,387m3 (KMH).
	£ 4,219,967.50	**£ 831,661.00**	**£ 1,644,875.00**	**£ 3,969,652.07**	
Total Enabaling works for the development	**£ 4,219,967.50**				
Total Abnormals for the development				**£ 6,446,188**	

Viability Assessment - Doncaster Road
Full Policy

Barnsley

Development Appraisal
ARGUS Software
September 4, 2026

APPRAISAL SUMMARY

ARGUS SOFTWARE

Viability Assessment - Doncaster Road
Full Policy

Appraisal Summary for Merged Phases 1 2 3 4

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Phase 1 - Private - 224 Plots	1	239,373	273.78	65,535,663	65,535,663
Phase 1 - 10% AH - 26 plots	1	22,888	291.75	6,677,552	6,677,552
Phase 2 - Private - 180	1	188,828	273.78	51,697,458	51,697,458
Phase 2 - 10% AH - 20 plots	1	20,981	291.74	6,121,088	6,121,088
Totals	**4**	**472,070**			**130,031,761**

NET REALISATION			**123,632,441**
OUTLAY			
ACQUISITION COSTS			
Residualised Price		1,459,634	
Residualised Price (Negative land)		(9,276,570)	
			(7,816,936)
Agent Fee	1.00%	14,596	
Legal Fee	0.80%	11,677	
			26,273

CONSTRUCTION COSTS
Construction

	ft²	Build Rate ft²	Cost	
Phase 1 - Private - 224 Plots	239,373	129.97	31,111,309	
Phase 1 - 10% AH - 26 plots	22,888	129.97	2,974,753	
Phase 2 - Private - 180	188,828	129.97	24,541,975	
Phase 2 - 10% AH - 20 plots	20,981	129.97	2,726,901	
Totals	**472,070 ft²**		**61,354,938**	**61,354,938**
Contingency		3.50%	3,023,345	
				3,023,345
Other Construction Costs				
Externals		15.00%	4,666,696	
S106 - Formal Recreation			442,730	
S106 - Education			1,706,727	
S106-Sustainable travel			113,917	
S106 - Bus Stop			62,591	
BNG			1,000,000	
Phase 1 Abnormal costs			6,446,188	
Phase 1 Enabaling works			4,219,967	
Externals		15.00%	446,213	
Externals		15.00%	3,681,296	
Phase 2 - Abnormals			5,156,950	
Externals		15.00%	409,035	
				28,352,311

PROFESSIONAL FEES

Architect	3.00%	2,591,439
Quantity Surveyor	1.00%	863,813
Structural Engineer	1.00%	863,813
Mech./Elec.Engineer	1.00%	863,813
Project Manager	1.00%	863,813

Project: Viability Assessment - Doncaster Road
ARGUS Developer Version: 8.30.006

Date: 9/4/2026

			6,046,690
DISPOSAL FEES			
Sales Agent Fee	2.50%	2,930,828	
Sales Legal Fee	0.30%	351,699	
Sales Legal Fee	0.10%	6,399	
			3,288,927
TOTAL COSTS BEFORE FINANCE			**94,275,548**
FINANCE			
Debit Rate 7.000%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			4,855,408
TOTAL COSTS			**99,130,956**
PROFIT			
			24,501,485
Performance Measures			
Profit on Cost%	24.72%		
Profit on GDV%	19.82%		
Profit on NDV%	19.82%		
IRR% (without Interest)	29.26%		

Project: Viability Assessment - Doncaster Road
ARGUS Developer Version: 8.30.006 Date: 9/4/2026

Adjustment	Net Sales
0	65,535,663
(3,338,776)	3,338,776
0	51,697,458
(3,060,544)	3,060,544
(6,399,320)	**123,632,441**

Viability Assessment - Doncaster Road (V2)
No Section 106

Barnsley

Development Appraisal
ARGUS Software
September 4, 2026

APPRAISAL SUMMARY

ARGUS SOFTWARE

Viability Assessment - Doncaster Road (V2)
No s.106

Appraisal Summary for Merged Phases 1 2

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Phase 1 250 Plots	1	262,261	275.35	72,213,215	72,213,215
Phase 2 - 200 plots	1	209,809	275.58	57,818,546	57,818,546
Totals	**2**	**472,070**			**130,031,761**

NET REALISATION				**130,031,761**
OUTLAY				
ACQUISITION COSTS				
Residualised Price			197,551	
Residualised Price (Negative land)			(2,360,818)	
				(2,163,267)
Agent Fee		1.00%	1,976	
Legal Fee		0.80%	1,580	
				3,556
CONSTRUCTION COSTS				
Construction				
	ft²	**Build Rate ft²**	**Cost**	
Phase 1 250 Plots	262,261	129.97	34,086,062	
Phase 2 - 200 plots	209,809	129.97	27,268,876	
Totals	**472,070 ft²**		**61,354,938**	**61,354,938**
Contingency		3.50%	3,023,345	
				3,023,345
Other Construction Costs				
Externals		15.00%	5,112,909	
BNG			1,000,000	
Phase 1 Abnormal costs			6,446,188	
Phase 1 Enabaling works			4,219,967	
Externals		15.00%	4,090,331	
Phase 2 - Abnormals			5,156,950	
				26,026,346
PROFESSIONAL FEES				
Architect		3.00%	2,591,439	
Quantity Surveyor		1.00%	863,813	
Structural Engineer		1.00%	863,813	
Mech./Elec.Engineer		1.00%	863,813	
Project Manager		1.00%	863,813	
				6,046,690
DISPOSAL FEES				
Sales Agent Fee		2.50%	3,250,794	
Sales Legal Fee		0.30%	390,095	
				3,640,889
TOTAL COSTS BEFORE FINANCE				**97,932,496**

FINANCE
Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Project: Viability Assessment - Doncaster Road (V2)
ARGUS Developer Version: 8.30.006

Date: 9/4/2026

Total Finance Cost		5,864,090
TOTAL COSTS		**103,796,587**
PROFIT		**26,235,174**
Performance Measures		
Profit on Cost%	25.28%	
Profit on GDV%	20.18%	
Profit on NDV%	20.18%	
IRR% (without Interest)	24.08%	

Project: Viability Assessment - Doncaster Road (V2)
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