

Land at Kingsmark Way, Goldthorpe, Rotherham

2019/1274

Scenario 2 - 17.5% profit on market value / 6% affordable

DN-0411

Development Appraisal
Prepared by David Newham MRICS Director
CPVIABILITY LTD
14 October 2020

APPRAISAL SUMMARY**CPVIABILITY LTD****Land at Kingsmark Way, Goldthorpe, Rotherham****2019/1274****Scenario 2 - 17.5% profit on market value / 6% affordable****Appraisal Summary for Phase 1**

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Market value - dwellings	110	114,329	186.54	193,886	21,327,500
Affordable Rent	4	3,354	92.43	77,500	310,000
Shared ownership	<u>2</u>	<u>1,836</u>	126.84	116,438	<u>232,875</u>
Totals	116	119,519			21,870,375

NET REALISATION**21,870,375****OUTLAY****ACQUISITION COSTS**

Residualised Price (10.18 Acres @ 90,289.13 /Acre)		919,143	
			919,143
Stamp Duty		35,457	
Effective Stamp Duty Rate	3.86%		
Legal Fee	0.50%	4,596	
			40,053

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost
Market value - dwellings	114,329	86.12	9,845,819
Affordable Rent	3,354	86.12	288,846
Shared ownership	<u>1,836</u>	86.12	<u>158,116</u>
Totals	119,519 ft²		10,292,782
Contingency		3.00%	381,690
Garages			472,500
Abnormals			1,355,500
S106 'pot'			889,651
			13,392,123
Other Construction			
Externals		1,957,721	
			1,957,721

PROFESSIONAL FEES

Professional fees	6.00%	763,380	
			763,380

DISPOSAL FEES

Marketing & sales		2.50%	533,188
Legals - market value	110 un	700.00 /un	77,000
Legals - affordable	6 un	500.00 /un	3,000
			613,188

FINANCE

Debit Rate 6.000%, Credit Rate 0.000% (Nominal)			
Land		215,043	
Construction		205,833	
Total Finance Cost			420,876

TOTAL COSTS**18,106,483****PROFIT****3,763,892****Performance Measures**

Profit on Cost%	20.79%
Profit on GDV%	17.21%
Profit on NDV%	17.21%
IRR% (without Interest)	32.84%
Profit Erosion (finance rate 6.000)	3 yrs 2 mths