

GROSS DEVELOPMENT VALUE (GDV)				NSA	NSA			
Description	Units	sq ft (each)	sq ft (total)	£ per sq ft	£ each	£ total		
MARKET VALUE								
Phase 1	181	1,417.20	256,514	263.32	373,178	67,545,266		
Phase 2	233	1,297.94	302,420	268.53	348,536	81,208,843		
Phase 3	112	1,300.99	145,711	274.02	356,499	39,927,903		
Phase 4	210	1,421.44	298,503	271.92	386,519	81,168,936		
Phase 5	115	1,189.10	136,747	279.94	332,882	38,281,461		
Phase 6	336	1,367.82	459,588	273.67	374,333	125,775,908		
Phase 7	123	1,562.89	192,236	265.31	414,647	51,001,633		
Sub totals	1,310		1,791,719			484,909,950		
MARKET VALUE - additional								
Phase 1	35	900.00	31,500	263.32	236,988	8,294,580		
Phase 2	44	900.00	39,600	268.53	241,677	10,633,788		
Phase 3	21	900.00	18,900	274.02	246,619	5,179,001		
Phase 4	40	900.00	36,000	271.92	244,728	9,789,120		
Phase 5	22	900.00	19,800	279.94	251,949	5,542,885		
Phase 6	64	900.00	57,600	273.67	246,304	15,763,450		
Phase 7	24	900.00	21,600	265.31	238,777	5,730,640		
Sub totals	250		225,000			60,933,463		
	Ha	Acres		Rate per acre				
Local centre land	0.58	1.43		1,046,624		1,500,000		
Southern Roundabout						2,200,000		
Spine Road						557,121		
Butterfield Embankment						2,530,979		
Surface Water drainage						3,182,990		
Capitol Close Works						2,991,739		11,462,829
Grant funding - SCRIF								8,725,691
			Units	AH	Sq ft			GDV
GDV TOTALS			1,560	0	2,016,719			567,531,933
				0.00%				
GROSS DEVELOPMENT COSTS (GDC) - including land value and developer's profit								
Benchmark / Threshold Land Value								
Gross site area	75.04 Ha	185.42 acres		86,828 per gross acre		16,100,000		
Net site area	50.65 Ha	125.16 acres		128,639 per net acre				
Purchase costs								
Purchase legals		0.80%		128,800				
Purchase agents		1.00%		161,000				
Stamp Duty Land Tax				794,500		1,084,300		17,184,300
Standard Construction								
Plot costs	2,016,719	sq ft GIA	at	109.54 per sq ft		220,901,316		
Part L&F	1,560	units	at	4,750.00 per unit		7,410,000		
Plot externals	7.50%	of build costs	or	136,816 per net acre		17,123,349		
Contingency	3.00%	of build/external works costs				7,363,040		252,797,704
Abnormal Construction								
Northern roundabout (SCRIF)						3,045,838		
N. Strategic Spine Rd & Landscaping						5,579,186		
S. Strategic Spine Rd & Landscaping						5,563,238		
South Roundabout						3,162,166		
Residential Mains Services						11,700,000		
SI3 - SW Attenuation & Landscaping						1,726,872		
SI4 - SW Attenuation & Landscaping						1,949,575		
SI5 - SW Attenuation & Landscaping						2,294,412		
Capitol Cl. Off site works (SCRIF)						10,700,000		
Enabling Works Package						12,545,666		
Temporary works & reinstatement						727,755		
Infrastructure	Parcel	1				9,271,521		
Infrastructure	Parcel	2				9,598,750		

Infrastructure	Parcel	3				3,951,127	
Infrastructure	Parcel	4				6,471,030	
Infrastructure	Parcel	5				4,608,001	
Infrastructure	Parcel	6				15,430,068	
Infrastructure	Parcel	7				6,946,479	
Infrastructure contingency					4.0%	4,610,867	119,882,551
Professional Fees							
Architect, QS, Engineer etc	5.51%	of build costs					19,885,319
Planning Policy Contributions							
Primary school delivery						11,550,000	
Secondary contribution						1,872,000	
BNG Monitoring						9,940	
Lapwings						56,133	
Skylarks						3,300	
Public transport services						912,600	
Bus stops on link road						106,252	
Real time bus stops						28,700	
New PROW connections						74,544	
Offsite highways						1,236,167	
Offsite highways to Whinby Rd and Pogmoor Rd						500,000	16,349,636
Disposal							
Sales	3.00%	of GDV				16,375,302	
Legals - sales	1,560	units	at	650	each	1,014,000	
Land sales marketing	3.00%	of GDV				45,000	
Land sales legals	0.50%	of GDV				7,500	17,441,802
Developer's Target Profit							
Market Value	18.03%	of	GDV			94,517,781	
Commercial	18.03%	of	GDV			270,386	
Affordable	18.03%	of	GDV			3,874,466	98,662,633
TOTAL COSTS (EXCLUDING FINANCE)							542,203,946