

Monaghans   
INSPIRING BUILT ENVIRONMENTS

| Darfield Site For Bo Khan                        |         |      |                   |       |                       |          |                  |             |  | Units Construction Costs |                                |                       |        |        |        |        |         |                |                    | Total          |                |                         |
|--------------------------------------------------|---------|------|-------------------|-------|-----------------------|----------|------------------|-------------|--|--------------------------|--------------------------------|-----------------------|--------|--------|--------|--------|---------|----------------|--------------------|----------------|----------------|-------------------------|
| Sales Evaluations                                |         |      |                   |       |                       |          |                  |             |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Phasing                                          | Unit    | Type | Floor areas<br>M2 | Sq ft | Accommodation<br>Type | Tenure   | Sales<br>£/sq/ft | GDV<br>£    |  | Build<br>sq/ft           | Total Net unit<br>Construction | Landscape<br>per unit | gas    | Water  | Elec   | Paving | Fencing | Drains<br>plot | Total Unit<br>Cost | Legal<br>sales | Sales<br>agent | Total<br>Sales<br>costs |
| 2B APP                                           | Unit 1  | J    | 63.9              | 710   | 2Bed                  | Freehold | £ 127.00         | £ 90,000    |  | £ 60                     | 42,600                         | 2,000                 | 500    | 1,000  | 500    | 2,000  | 2,000   | 1,500          | 52,100             | 400            | 720            | 1,12                    |
|                                                  | Unit 2  | J    | 63.9              | 710   | 2Bed                  | Freehold | £ 127.00         | £ 90,000    |  | £ 60                     | 42,600                         | 2,000                 | 500    | 1,000  | 500    | 2,000  | 2,000   | 1,500          | 52,100             | 400            | 720            | 1,12                    |
|                                                  | Unit 3  | C    | 65.7              | 730   | 2Bed                  | Freehold | £ 100.00         | £ 73,000    |  | £ 60                     | 43,800                         | 750                   |        | 1,000  | 500    | 500    | 2,000   | 350            | 48,900             | 400            | 584            | 98                      |
| 2B APP                                           | Unit 4  | C    | 65.7              | 730   | 2Bed                  | Freehold | £ 100.00         | £ 73,000    |  | £ 60                     | 43,800                         | 750                   |        |        | 500    | 500    | 2,000   | 350            | 47,900             | 400            | 584            | 98                      |
| 2B APP                                           | Unit 5  | C    | 65.7              | 730   | 2Bed                  | Freehold | £ 100.00         | £ 73,000    |  | £ 60                     | 43,800                         | 750                   |        |        | 500    | 500    | 2,000   | 350            | 47,900             | 400            | 584            | 98                      |
| 2B APP                                           | Unit 6  | C    | 65.7              | 730   | 2Bed                  | Freehold | £ 100.00         | £ 73,000    |  | £ 60                     | 43,800                         | 750                   |        |        | 500    | 500    | 2,000   | 350            | 47,900             | 400            | 584            | 98                      |
|                                                  | Unit 7  | D    | 56.7              | 630   | 2Bed                  | Freehold | £ 135.00         | £ 85,000    |  | £ 60                     | 37,800                         | 2,000                 | 500    | 1,000  | 500    | 2,000  | 2,000   | 1,500          | 47,300             | 400            | 680            | 1,08                    |
|                                                  | Unit 8  | D    | 56.7              | 630   | 2Bed                  | Freehold | £ 135.00         | £ 85,000    |  | £ 60                     | 37,800                         | 2,000                 | 500    | 1,000  | 500    | 2,000  | 2,000   | 1,500          | 47,300             | 400            | 680            | 1,08                    |
|                                                  | Unit 9  | D    | 56.7              | 630   | 2Bed                  | Freehold | £ 135.00         | £ 85,000    |  | £ 60                     | 37,800                         | 2,000                 | 500    | 1,000  | 500    | 2,000  | 2,000   | 1,500          | 47,300             | 400            | 680            | 1,08                    |
|                                                  | Unit 10 | D    | 56.7              | 630   | 2Bed                  | Freehold | £ 135.00         | £ 85,000    |  | £ 60                     | 37,800                         | 2,000                 | 500    | 1,000  | 500    | 2,000  | 2,000   | 1,500          | 47,300             | 400            | 680            | 1,08                    |
|                                                  | Unit 11 | K    | 82.62             | 918   | 2Bed                  | Freehold | £ 103.00         | £ 95,000    |  | £ 60                     | 55,080                         | 2,000                 | 500    | 1,000  | 500    | 2,000  | 2,000   | 1,500          | 64,580             | 400            | 760            | 1,16                    |
|                                                  | Unit 12 | K    | 82.62             | 918   | 2Bed                  | Freehold | £ 103.00         | £ 95,000    |  | £ 60                     | 55,080                         | 2,000                 | 500    | 1,000  | 500    | 2,000  | 2,000   | 1,500          | 64,580             | 400            | 760            | 1,16                    |
|                                                  | Unit 13 | K    | 82.62             | 918   | 2Bed                  | Freehold | £ 103.00         | £ 95,000    |  | £ 60                     | 55,080                         | 2,000                 | 500    | 1,000  | 500    | 2,000  | 2,000   | 1,500          | 64,580             | 400            | 760            | 1,16                    |
|                                                  | Unit 14 | K    | 82.62             | 918   | 2Bed                  | Freehold | £ 103.00         | £ 95,000    |  | £ 60                     | 55,080                         | 2,000                 | 500    | 1,000  | 500    | 2,000  | 2,000   | 1,500          | 64,580             | 400            | 760            | 1,16                    |
|                                                  | Unit 15 | K    | 82.62             | 918   | 2Bed                  | Freehold | £ 103.00         | £ 95,000    |  | £ 60                     | 55,080                         | 2,000                 | 500    | 120    | 500    | 2,000  | 300     | 1,500          | 62,000             | 400            | 760            | 1,16                    |
|                                                  | Unit 16 | K    | 82.62             | 918   | 2Bed                  | Freehold | £ 103.00         | £ 95,000    |  | £ 60                     | 55,080                         | 2,000                 | 500    | 120    | 500    | 2,000  | 300     | 1,500          | 62,000             | 400            | 760            | 1,16                    |
|                                                  | Unit 17 | K    | 82.62             | 918   | 2Bed                  | Freehold | £ 103.00         | £ 95,000    |  | £ 60                     | 55,080                         | 2,000                 | 500    | 120    | 500    | 2,000  | 300     | 1,500          | 62,000             | 400            | 760            | 1,16                    |
|                                                  | Unit 18 | K    | 82.62             | 918   | 2Bed                  | Freehold | £ 103.00         | £ 95,000    |  | £ 60                     | 55,080                         | 2,000                 | 500    | 120    | 500    | 2,000  | 300     | 1,500          | 62,000             | 400            | 760            | 1,16                    |
|                                                  | Unit 19 | K    | 82.62             | 918   | 2Bed                  | Freehold | £ 103.00         | £ 95,000    |  | £ 60                     | 55,080                         | 2,000                 | 500    | 120    | 500    | 2,000  | 300     | 1,500          | 62,000             | 400            | 760            | 1,16                    |
|                                                  | Unit 20 | K    | 82.62             | 918   | 2Bed                  | Freehold | £ 103.00         | £ 95,000    |  | £ 60                     | 55,080                         | 2,000                 | 500    | 120    | 500    | 2,000  | 300     | 1,500          | 62,000             | 400            | 760            | 1,16                    |
|                                                  | Unit 21 | K    | 82.62             | 918   | 2Bed                  | Freehold | £ 103.00         | £ 95,000    |  | £ 60                     | 55,080                         | 2,000                 | 500    | 120    | 500    | 2,000  | 300     | 1,500          | 62,000             | 400            | 760            | 1,16                    |
|                                                  | Unit 22 | D    | 56.7              | 630   | 2Bed                  | Freehold | £ 135.00         | £ 85,000    |  | £ 60                     | 37,800                         | 2,000                 | 500    | 120    | 500    | 2,000  | 300     | 1,500          | 44,720             | 400            | 680            | 1,08                    |
|                                                  | Unit 23 | D    | 56.7              | 630   | 2Bed                  | Freehold | £ 135.00         | £ 85,000    |  | £ 60                     | 37,800                         | 2,000                 | 500    | 120    | 500    | 2,000  | 300     | 1,500          | 44,720             | 400            | 680            | 1,08                    |
|                                                  | Unit 24 | D    | 56.7              | 630   | 2Bed                  | Freehold | £ 135.00         | £ 85,000    |  | £ 60                     | 37,800                         | 2,000                 | 500    | 120    | 500    | 2,000  | 300     | 1,500          | 44,720             | 400            | 680            | 1,08                    |
|                                                  | Unit 25 | D    | 56.7              | 630   | 2Bed                  | Freehold | £ 135.00         | £ 85,000    |  | £ 60                     | 37,800                         | 2,000                 | 500    | 120    | 500    | 2,000  | 300     | 1,500          | 44,720             | 400            | 680            | 1,08                    |
|                                                  | Unit 26 | F    | 92.34             | 1026  | 3Bed                  | Freehold | £ 107.00         | £ 110,000   |  | £ 60                     | 61,560                         | 2,000                 | 500    | 120    | 500    | 2,000  | 300     | 1,500          | 68,480             | 400            | 880            | 1,28                    |
|                                                  | Unit 27 | F    | 92.34             | 1026  | 3Bed                  | Freehold | £ 107.00         | £ 110,000   |  | £ 60                     | 61,560                         | 2,000                 | 500    | 120    | 500    | 2,000  | 300     | 1,500          | 68,480             | 400            | 880            | 1,28                    |
|                                                  | Unit 28 | F    | 92.34             | 1026  | 3Bed                  | Freehold | £ 107.00         | £ 110,000   |  | £ 60                     | 61,560                         | 2,000                 | 500    | 120    | 500    | 2,000  | 300     | 1,500          | 68,480             | 400            | 880            | 1,28                    |
|                                                  | Unit 29 | D    | 56.7              | 630   | 2Bed                  | Freehold | £ 135.00         | £ 85,000    |  | £ 60                     | 37,800                         | 2,000                 | 500    | 120    | 500    | 2,000  | 300     | 1,500          | 44,720             | 400            | 680            | 1,08                    |
|                                                  | Unit 30 | D    | 56.7              | 630   | 2Bed                  | Freehold | £ 135.00         | £ 85,000    |  | £ 60                     | 37,800                         | 2,000                 | 500    | 120    | 500    | 2,000  | 300     | 1,500          | 44,720             | 400            | 680            | 1,08                    |
|                                                  | Unit 31 | H    | 56.7              | 630   | 2Bed                  | Freehold | £ 135.00         | £ 85,000    |  | £ 60                     | 37,800                         | 2,000                 | 500    | 120    | 500    | 2,000  | 300     | 1,500          | 44,720             | 400            | 680            | 1,08                    |
|                                                  | Unit 32 | G    | 89.55             | 995   | 3Bed                  | Freehold | £ 113.00         | £ 112,500   |  | £ 60                     | 59,700                         | 2,000                 | 500    | 120    | 500    | 2,000  | 300     | 1,500          | 66,620             | 400            | 900            | 1,30                    |
|                                                  |         |      |                   | 25441 |                       |          |                  | £ 2,894,500 |  |                          | 1,526,480                      | 59,000                | 14,000 | 13,160 | 16,000 | 58,000 | 33,400  | 43,400         | 1,763,420          | 12,800         | 23,156         |                         |
| Summary of Costs                                 |         |      |                   |       |                       |          |                  |             |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Unit Costs                                       |         |      |                   |       |                       |          |                  |             |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Phase 1                                          |         |      |                   |       |                       |          |                  | £ 1,763,420 |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Planning Fee & other Stat costs                  |         |      |                   |       |                       |          |                  |             |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| InfraStructure                                   |         |      |                   |       |                       |          |                  |             |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Road                                             |         |      |                   |       |                       |          |                  | £ 85,000    |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Mains Drainage                                   |         |      |                   |       |                       |          |                  | £ 80,000    |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Mains Water                                      |         |      |                   |       |                       |          |                  | £ 10,000    |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Mains Gas                                        |         |      |                   |       |                       |          |                  | £ 10,000    |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Mains eletric                                    |         |      |                   |       |                       |          |                  | £ 10,000    |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Abnormals                                        |         |      |                   |       |                       |          |                  | £ 15,000    |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Landscape public                                 |         |      |                   |       |                       |          |                  |             |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Carparking                                       |         |      |                   |       |                       |          |                  | £ 8,000     |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Other                                            |         |      |                   |       |                       |          |                  | -           |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Preliminaries                                    |         |      |                   |       |                       |          |                  |             |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Welfare                                          |         |      |                   |       |                       |          |                  | £ 10,000    |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Forklift                                         |         |      |                   |       |                       |          |                  | £ 15,000    |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Security                                         |         |      |                   |       |                       |          |                  | £ 20,000    |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Site manager                                     |         |      |                   |       |                       |          |                  | £ 60,000    |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Site Labourer                                    |         |      |                   |       |                       |          |                  | £ 22,000    |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Administration and o/h                           |         |      |                   |       |                       |          |                  | £ 90,000    |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Professional fees                                |         |      |                   |       |                       |          |                  |             |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Building control                                 |         |      |                   |       |                       |          |                  | £ 13,000    |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| NHBC                                             |         |      |                   |       |                       |          |                  | £ 25,000    |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Architect                                        |         |      |                   |       |                       |          |                  | £ 10,000    |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Engineer                                         |         |      |                   |       |                       |          |                  | £ 6,000     |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| PM and other professions                         |         |      |                   |       |                       |          |                  | £ 25,000    |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| testing                                          |         |      |                   |       |                       |          |                  | £ 5,000     |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Marketing and sales                              |         |      |                   |       |                       |          |                  |             |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Legal sales                                      |         |      |                   |       |                       |          |                  | £ 12,800    |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Sales Agent                                      |         |      |                   |       |                       |          |                  | £ 23,156    |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Contingency Sum                                  |         |      |                   |       |                       |          |                  | £ 80,000    |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Land and costs to Date                           |         |      |                   |       |                       |          |                  | £ 250,000   |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Finance costs (6%)                               |         |      |                   |       |                       |          |                  | £ 158,903   |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Total Gross build                                |         |      |                   |       |                       |          |                  | £ 2,807,279 |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Gross sales                                      |         |      |                   |       |                       |          |                  | £ 2,894,500 |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Gross profit                                     |         |      |                   |       |                       |          |                  | £ 87,221    |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Development Profit %                             |         |      |                   |       |                       |          |                  | 3%          |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Less S106 & Associated Contributions             |         |      |                   |       |                       |          |                  |             |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Condition 10 - Renewable Energy / Low Carbon     |         |      |                   |       |                       |          |                  | £ 80,000    |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Condition 12 - Affordable Housing Contribution   |         |      |                   |       |                       |          |                  | £ 110,000   |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Condition 13 - Enhancement of Offsite Open Space |         |      |                   |       |                       |          |                  | £ 36,144    |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Total S106 & Associated Contribution             |         |      |                   |       |                       |          |                  | £ 226,144   |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Development profit less S106                     |         |      |                   |       |                       |          |                  | -£ 138,923  |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |
| Adjusted Development Profit %                    |         |      |                   |       |                       |          |                  | -4.80%      |  |                          |                                |                       |        |        |        |        |         |                |                    |                |                |                         |