

Viability Assessment - Keresforth Rd
s.106 £900,000
Inc Future Homes

Barnsley

Development Appraisal
ARGUS Software
March 27, 2026

Viability Assessment - Keresforth Rd
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Appraisal Summary for Merged Phases 1 2

Currency in £

REVENUE

| Sales Valuation | Units | ft ² | Sales Rate ft ² | Unit Price | Gross Sales |
|----------------------------|------------|-----------------|----------------------------|------------|-------------------|
| Private Units - Padbury | 15 | 11,475 | 285.00 | 218,025 | 3,270,375 |
| Private Units - Holgate | 20 | 20,380 | 285.00 | 290,415 | 5,808,300 |
| Private Units - Selset | 12 | 13,056 | 285.00 | 310,080 | 3,720,960 |
| Private Units - Killington | 15 | 15,195 | 290.00 | 293,770 | 4,406,550 |
| Private Units - Thirlmere | 10 | 13,000 | 290.00 | 377,000 | 3,770,000 |
| Private Units - Newham | 6 | 7,734 | 290.00 | 373,810 | 2,242,860 |
| Private Units - Farley | 10 | 10,210 | 290.00 | 296,090 | 2,960,900 |
| Seacourt | 20 | 18,360 | 285.00 | 261,630 | 5,232,600 |
| Padbury | 18 | 13,770 | 285.00 | 218,025 | 3,924,450 |
| Totals | 126 | 123,180 | | | 35,336,995 |

NET REALISATION

35,336,995

OUTLAY

ACQUISITION COSTS

| | | | |
|---------------------------|-----------|-----------|-----------|
| Fixed Price | 1,911,486 | | |
| Fixed Price | | 1,911,486 | |
| | | | 1,911,486 |
| Stamp Duty | | 85,074 | |
| Effective Stamp Duty Rate | 4.45% | | |
| Agent Fee | 1.00% | 19,115 | |
| Legal Fee | 0.50% | 9,557 | |
| Town Planning | | 45,834 | |
| Survey | | 10,000 | |
| | | | 169,581 |

CONSTRUCTION COSTS

| Construction | ft ² | Build Rate ft ² | Cost |
|----------------------------|-------------------------------|----------------------------|-------------------|
| Private Units - Padbury | 11,475 | 97.00 | 1,113,075 |
| Private Units - Holgate | 20,380 | 97.00 | 1,976,860 |
| Private Units - Selset | 13,056 | 97.00 | 1,266,432 |
| Private Units - Killington | 15,195 | 121.00 | 1,838,595 |
| Private Units - Thirlmere | 13,000 | 121.00 | 1,573,000 |
| Private Units - Newham | 7,734 | 121.00 | 935,814 |
| Private Units - Farley | 10,210 | 121.00 | 1,235,410 |
| Seacourt | 18,360 | 106.00 | 1,946,160 |
| Padbury | 13,770 | 106.00 | 1,459,620 |
| Totals | 123,180 ft² | | 13,344,966 |
| Contingency | | 5.00% | 1,137,409 |
| S.106 | | | 900,000 |
| Car Charging | | | 100,800 |
| | | | 15,483,175 |

Other Construction Costs

| | |
|---------------|---------|
| E/O Trench | 158,496 |
| Driven Piles | 592,669 |
| Reinforcement | 67,200 |
| Future Homes | 762,300 |
| Bike Shed | 78,400 |

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| | | | |
|--------------------------------|--------|-----------|-----------|
| Retaining - Construction Phase | | 886,059 | |
| Screen Walls | | 90,649 | |
| Acoustic Fence | | 149,850 | |
| POS | | 107,059 | |
| Elevational Treatments | | 63,000 | |
| Carlow Tank | | 719,610 | |
| Pumping Station | | 178,024 | |
| Importing Stone | | 83,404 | |
| Access Works | | 1,201,821 | |
| Works to Rights of Way | | 40,000 | |
| Extra over depth/dia | | 358,080 | |
| Garages | | 453,440 | |
| Retaining - Pre Construction | | 295,352 | |
| Cut and Fill | | 529,485 | |
| Vegetation Removal | | 50,000 | |
| Removing Rock | | 24,750 | |
| Stat Diversions | | 77,320 | |
| Substation | | 81,500 | |
| Mines and Minerals | | 189,000 | |
| Building Safety | | 164,000 | |
| Externals | 15.00% | 1,490,878 | |
| Externals | 15.00% | 510,867 | |
| | | | 9,403,213 |

PROFESSIONAL FEES

| | | | |
|---------------------|-------|---------|---------|
| Architect | 3.00% | 474,005 | |
| Quantity Surveyor | 1.00% | 158,002 | |
| Structural Engineer | 1.00% | 158,002 | |
| Mech./Elec.Engineer | 0.50% | 79,001 | |
| Project Manager | 0.50% | 79,001 | |
| | | | 948,009 |

DISPOSAL FEES

| | | | |
|--------------------------------|-------|---------|-----------|
| Sales Agent and Marketing @ 3% | | 771,740 | |
| Sales Agent Fee | 3.00% | 274,712 | |
| Sales Legal Fee | 0.50% | 307,585 | |
| | | | 1,354,036 |

TOTAL COSTS BEFORE FINANCE

29,269,500

FINANCE

| | | | |
|---|--|--|-----------|
| Debit Rate 7.000%, Credit Rate 0.000% (Nominal) | | | |
| Total Finance Cost | | | 1,666,864 |

TOTAL COSTS

30,936,364

PROFIT

4,400,631

Performance Measures

| | |
|-------------------------|--------|
| Profit on Cost% | 14.22% |
| Profit on GDV% | 12.45% |
| Profit on NDV% | 12.45% |
| IRR% (without Interest) | 20.02% |