

Keresforth Road S75 3QY
2022/0016
Viability appraisal
DN-1293

Development Pro Forma
Prepared by CP Viability Ltd
ARGUS Software
October 22, 2025

Keresforth Road S75 3QY

2022/0016

Viability appraisal

Project Pro Forma for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate	ft ²	Unit Price	Gross Sales
Open Market	88	91,050	287.53		297,499	26,179,945
Affordable Housing	<u>38</u>	<u>32,130</u>	142.50		120,487	<u>4,578,525</u>
Totals	126	123,180				30,758,470

TOTAL PROJECT REVENUE

30,758,470

DEVELOPMENT COSTS

ACQUISITION COSTS

Residualized Price (19.10 Acres @ 167,308.40 /Acre)		3,195,590			3,195,590
SDLT				149,279	
Effective Land Transfer Tax Rate		4.67%			
Agent Fee		1.00%		31,956	
Legal Fee		0.80%		25,565	
					206,800

CONSTRUCTION COSTS

Construction	ft ²	Build Rate	ft ²	Cost
Open Market	91,050	105.72		9,625,806
Affordable Housing	<u>32,130</u>	105.72		<u>3,396,784</u>
Totals	123,180 ft²			13,022,590
Contingency		3.00%		454,410
Electric charging points	126 un	800.00 /un		100,800
Building Safety Levy				70,206
Abnormals				2,007,806
Green Space Contribution				503,816
Biodiversity Net Gain				89,750
SYMCA				69,300
Education				736,000
				17,054,677

Externals

Externals		15.00%		1,953,388	
					1,953,388

PROFESSIONAL FEES

Professional fees		6.00%		908,819	
					908,819

DISPOSAL FEES

Marketing & Sales		2.50%		654,499	
Sales Legal fees	88 un	800.00 /un		70,400	
Affordable Housing Legal Fee				10,000	
					734,899

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TOTAL COSTS BEFORE FINANCE **24,054,174**

FINANCE

Timescale	Duration Commences	
Pre-Construction	12	Aug 2025
Construction	36	Aug 2026
Sales (Private)	30	Apr 2027
Total Duration	50	

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

Land	397,566
Construction	190,036
Other	604,778
Total Finance Cost	1,192,380

TOTAL COSTS **25,246,553**

PROFIT

5,511,917

Performance Measures

Profit on Cost%	21.83%
Profit on GDV%	17.92%
Profit on NDV%	17.92%