### High Value Market Area: Development Costs
**Studio Flat (39 sq m)**

#### Development Costs:

**Building Costs**
- Estimated Building Cost: £60,333.00
- Site infrastructure & Other Works: £6,033.30
- External Works: £3,016.65
- Demolition/ Site clearance: -

**S106 Cost / unit:** £2,500.00
**Contingency:** £2,081.49
**Planning Fees / unit:** £500.00
**Land Survey / unit:** £500.00

**Professional Fees:** £5,550.64

**Finance Costs**
- Bank Base Rate
- Funding Facility Interest Rate
- Compounding Frequency

**Site Acquisition**
- Building Costs: £2,623.76
- Professional Fees: £194.27

**Sale Costs**
- Legal Fees: £600.00
- Sale Fees/Marketing: £2,400.00

**Developers Profit (17.5%)**: £21,000.00

**Total Development Cost**: £107,333.10

**Residual Land Value**
- Gross: £12,666.90

**Development Value**: £120,000.00

**Acquisition Costs (Net)**: £12,445.23
**Holding Cost (Land interest)**: -£1,373.60

**Serviced Plot Value**: £11,071.62

\[
\text{MV - SPV} = \text{Development Costs} \quad \text{£108,928.38}
\]
### High Value Market Area: Development Costs

#### 1 Bed Flat (50 sq m)

**Development Costs:**

- **Building Costs**
  - Estimated Building Cost: £77,350.00
  - Site infrastructure & Other Works: £7,735.00
  - External Works: £3,867.50
  - Demolition/ Site clearance: £0.00

- **S106 Cost / unit:** £2,500.00
- **Contingency:** £2,668.58
- **Planning Fees / unit:** £500.00
- **Land Survey / unit:** £500.00

- **Professional Fees:** £7,116.20

**Finance Costs**

- **Bank Base Rate**
- **Funding Facility Interest Rate**
- **Compounding Frequency**

**Site Acquisition**

- **Building Costs:** £3,329.24
- **Professional Fees:** £249.07

**Sale Costs**

- **Legal Fees:** £600.00
- **Sale Fees/Marketing:** £3,400.00

- **Developers Profit (17.5%)**: £29,750.00

**Total Development Cost**: £139,565.58

**Residual Land Value**

- **Gross:** £30,434.42

**Development Value**: £170,000.00

- **Acquisition Costs (Net):** £29,901.82
- **Holding Cost (Land interest):** -£3,300.32

**Serviced Plot Value**: £26,601.50

**MV - SPV = Development Costs**: £143,398.50
High Value Market Area: Development Costs
2 Bed Flat (61 sq m)

Development Costs:
Building Costs
Estimated Building Cost £94,367.00
Site infrastructure & Other Works £9,436.70
External Works £4,718.35
Demolition/ Site clearance -

S106 Cost / unit: £2,500.00
Contingency £3,255.66
Planning Fees / unit £500.00
Land Survey / unit £500.00

Professional Fees £8,681.76

Finance Costs
Bank Base Rate
Funding Facility Interest Rate
Compounding Frequency

Site Acquisition
Building Costs £4,034.72
Professional Fees £303.86

Sale Costs
Legal Fees £600.00
Sale Fees/Marketing @ £4,400.00

Developers Profit (17.5%) £38,500.00

Total Development Cost £171,798.06

Residual Land Value
Gross £48,201.94
Development Value: £220,000.00

Acquisition Costs (Net) £47,358.41
Holding Cost (Land interest) -£5,227.03
Serviced Plot Value: £42,131.37

MV - SPV = Development Costs £177,868.63
**High Value Market Area: Development Costs**

**2 Bed House (79 sq m)**

**Development Costs:**

**Building Costs**
- Estimated Building Cost: £98,197.00
- Site infrastructure & Other Works: £14,729.55
- External Works: £4,909.85
- Demolition/ Site clearance: £2,500.00

**Site Acquisition**
- Building Costs: £4,370.50
- Professional Fees: £329.94

**Sale Costs**
- Legal Fees: £600.00
- Sale Fees/Marketing: £5,300.00

**Developers Profit (17.5%)**
- £46,375.00

**Total Development Cost**
- £191,273.85

**Residual Land Value**
- Gross: £73,726.15

**Development Value:**
- £265,000.00

**Acquisition Costs (Net)**
- £72,435.94

**Holding Cost (Land interest)**
- -£7,994.89

**Serviced Plot Value:**
- £64,441.06

**MV - SPV = Development Costs**
- £200,558.94
Support to Appendix B - Development Costs

High Value Market Area: Development Costs
3 Bed House (93 sq m)

**Development Costs:**

**Building Costs**
- Estimated Building Cost: £115,599.00
- Site infrastructure & Other Works: £17,339.85
- External Works: £5,779.95
- Demolition/ Site clearance: -

S106 Cost / unit: £2,500.00
- Contingency: £4,161.56
- Planning Fees / unit: £500.00
- Land Survey / unit: £500.00

**Professional Fees:** £11,097.50

**Finance Costs**
- Bank Base Rate
- Funding Facility Interest Rate
- Compounding Frequency

**Site Acquisition**
- Building Costs: £5,123.31
- Professional Fees: £388.41

**Sale Costs**
- Legal Fees: £600.00
- Sale Fees/Marketing: £6,600.00

**Developers Profit (17.5%)** £57,750.00

**Total Development Cost** £227,939.59

**Residual Land Value**
- Gross: £102,060.41

**Development Value:** £330,000.00

**Acquisition Costs (Net)** £100,274.35
- Holding Cost (Land interest): -£11,067.46

**Serviced Plot Value:** £89,206.89

**MV - SPV = Development Costs** £240,793.11

High Value Market Area: Development Costs
4 Bed House (106 sq m)

**Development Costs:**

**Building Costs**
- Estimated Building Cost: £131,758.00
- Site infrastructure & Other Works: £19,763.70
- External Works: £6,587.90
- Demolition/ Site clearance: -

**S106 Cost / unit:** £2,500.00
**Contingency:** £4,743.29
**Planning Fees / unit:** £500.00
**Land Survey / unit:** £500.00

**Professional Fees** £12,648.77

**Finance Costs**
- Bank Base Rate
- Funding Facility Interest Rate
- Compounding Frequency

**Site Acquisition**
- Building Costs: £5,822.35
- Professional Fees: £442.71

**Sale Costs**
- Legal Fees: £600.00
- Sale Fees/Marketing: £7,500.00

**Developers Profit (17.5%)** £65,625.00

**Total Development Cost** £258,991.71

**Residual Land Value**
- Gross: £116,008.29

**Development Value:** £375,000.00

**Acquisition Costs (Net)** £113,978.14
**Holding Cost (Land interest)** -£12,579.98

**Serviced Plot Value:** £101,398.17

**MV - SPV = Development Costs** £273,601.83

High Value Market Area: Development Costs
5 Bed House (119 sq m)

Development Costs:

**Building Costs**
- Estimated Building Cost: £147,917.00
- Site infrastructure & Other Works: £22,187.55
- External Works: £7,395.85
- Demolition/ Site clearance: £2,500.00

**S106 Cost / unit:** £2,500.00
**Contingency:** £5,325.01
**Planning Fees / unit:** £500.00
**Land Survey / unit:** £500.00

**Professional Fees** £14,200.03

**Finance Costs**
- Bank Base Rate
- Funding Facility Interest Rate
- Compounding Frequency

**Site Acquisition**
- Building Costs: £6,521.39
- Professional Fees: £497.00

**Sale Costs**
- Legal Fees: £600.00
- Sale Fees/Marketing: £8,500.00

**Developers Profit (17.5%)** £74,375.00

**Total Development Cost** £291,018.83

**Residual Land Value**
- Gross: £133,981.17
**Development Value:** £425,000.00

**Acquisition Costs (Net)** £131,636.50
**Holding Cost (Land interest)** -£14,528.96

**Serviced Plot Value:** £117,107.54

**MV - SPV = Development Costs** £307,892.46

High Value Market Area: Development Costs
1 Bed Bungalow (50 sq m)

**Development Costs:**

**Building Costs**
- Estimated Building Cost: £75,850.00
- Site infrastructure & Other Works: £11,377.50
- External Works: £3,792.50
- Demolition/ Site clearance: -

**S106 Cost / unit:** £2,500.00
- Contingency: £2,730.60
- Planning Fees / unit: £500.00
- Land Survey / unit: £500.00

**Professional Fees**
- £7,281.60

**Finance Costs**
- Bank Base Rate
- Funding Facility Interest Rate
- Compounding Frequency

**Site Acquisition**
- Building Costs: £3,403.77
- Professional Fees: £254.86

**Sale Costs**
- Legal Fees: £600.00
- Sale Fees/Marketing: £5,000.00

**Developers Profit (17.5%)**
- £43,750.00

**Total Development Cost**
- £157,540.83

**Residual Land Value**
- Gross: £92,459.17
- Development Value: £250,000.00

**Acquisition Costs (Net)**
- £90,841.14
- Holding Cost (Land interest): -
- £10,026.30

**Serviced Plot Value:** £80,814.84

**MV - SPV = Development Costs**
- £169,185.16

**High Value Market Area: Development Costs**
**Support to Appendix B - Development Costs**

### 2 Bed Bungalow (70 sq m)

**Development Costs:**

**Building Costs**
- Estimated Building Cost: £106,190.00
- Site infrastructure & Other Works: £15,928.50
- External Works: £5,309.50
- Demolition/ Site clearance: -

- S106 Cost / unit: £2,500.00
- Contingency: £3,822.84
- Planning Fees / unit: £500.00
- Land Survey / unit: £500.00

- Professional Fees: £10,194.24

**Finance Costs**
- Bank Base Rate
- Funding Facility Interest Rate
- Compounding Frequency

**Site Acquisition**
- Building Costs: £4,716.28
- Professional Fees: £356.80

**Sale Costs**
- Legal Fees: £600.00
- Sale Fees/Marketing: £5,500.00

- Developers Profit (17.5%): £48,125.00

**Total Development Cost**: £204,243.16

<table>
<thead>
<tr>
<th>Residual Land Value</th>
<th>Development Value:</th>
<th>£275,000.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross</td>
<td>Acquisition Costs (Net)</td>
<td>£69,518.60</td>
</tr>
<tr>
<td>Holding Cost (Land interest)</td>
<td>-£7,672.89</td>
<td></td>
</tr>
<tr>
<td>Serviced Plot Value:</td>
<td>£61,845.70</td>
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</tr>
</tbody>
</table>

| MV - SPV = Development Costs | £213,154.30 |

**High Value Market Area: Development Costs**

3 Bed Bungalow (86 sq m)
### Development Costs:

**Building Costs**
- Estimated Building Cost: £130,462.00
- Site infrastructure & Other Works: £19,569.30
- External Works: £6,523.10
- Demolition/ Site clearance: -

**S106 Cost / unit:** £2,500.00  
**Contingency:** £4,696.63  
**Planning Fees / unit:** £500.00  
**Land Survey / unit:** £500.00

**Professional Fees:** £12,524.35

**Finance Costs**
- Bank Base Rate
- Funding Facility Interest Rate
- Compounding Frequency

**Site Acquisition**
- Building Costs: £5,766.29  
- Professional Fees: £438.35

**Sale Costs**
- Legal Fees: £600.00  
- Sale Fees/Marketing: £6,200.00

**Developers Profit (17.5%)**: £54,250.00

**Total Development Cost**: £244,530.02

**Residual Land Value**
- Gross: £65,469.98

**Development Value**: £310,000.00

**Acquisition Costs (Net)**: £64,324.25  
**Holding Cost (Land interest)**: -£7,099.59

**Serviced Plot Value**: £57,224.67

\[ \text{MV - SPV} = \text{Development Costs} \]

**MV - SPV = Development Costs**: £252,775.33

**Low Value Market Area: Development Costs**
### Studio Flat (39 sq m)

**Development Costs:**

**Building Costs**
- Estimated Building Cost: £60,333.00
- Site infrastructure & Other Works: £6,033.30
- External Works: £3,016.65
- Demolition/ Site clearance: £2,500.00
- S106 Cost / unit: £2,500.00
- Contingency: £2,081.49
- Planning Fees / unit: £500.00
- Land Survey / unit: £500.00

**Professional Fees:** £5,550.64

**Finance Costs**
- Bank Base Rate
- Funding Facility Interest Rate
  - Compounding Frequency
- Site Acquisition
  - Building Costs: £2,623.76
  - Professional Fees: £194.27

**Sale Costs**
- Legal Fees: £600.00
- Sale Fees/Marketing: £2,100.00

**Developers Profit (17.5%)**: £18,375.00

**Total Development Cost**: £104,408.10

**Residual Land Value**
- Gross: £591.90

**Development Value:** £105,000.00

**Acquisition Costs (Net)**: £581.54
- Holding Cost (Land interest): -£64.19

**Serviced Plot Value**: £517.35

**MV - SPV = Development Costs**: £104,482.65

**Low Value Market Area: Development Costs**
### 1 Bed Flat (50 sq m)

**Development Costs:**

**Building Costs**
- Estimated Building Cost: £77,350.00
- Site infrastructure & Other Works: £7,735.00
- External Works: £3,867.50
- Demolition/ Site clearance: £2,500.00

**S106 Cost / unit:** £2,500.00
- Contingency: £2,668.58
- Planning Fees / unit: £500.00
- Land Survey / unit: £500.00

**Professional Fees:** £7,116.20

**Finance Costs**
- Bank Base Rate
- Funding Facility Interest Rate
- Compounding Frequency

**Site Acquisition**
- Building Costs: £3,329.24
- Professional Fees: £249.07

**Sale Costs**
- Legal Fees: £600.00
- Sale Fees/Marketing: £3,000.00

**Developers Profit (17.5%)** £26,250.00

**Total Development Cost** £135,665.58

**Residual Land Value**
- Gross: £14,334.42

**Development Value:** £150,000.00

**Acquisition Costs (Net):** £14,083.57
- Holding Cost (Land interest): -£1,554.43

**Serviced Plot Value:** £12,529.14

**MV - SPV = Development Costs** £137,470.86

Low Value Market Area: Development Costs
## 2 Bed Flat (61 sq m)

### Development Costs:

#### Building Costs

- Estimated Building Cost: £94,367.00
- Site infrastructure & Other Works: £9,436.70
- External Works: £4,718.35
- Demolition/ Site clearance: -

- S106 Cost / unit: £2,500.00
- Contingency: £3,255.66
- Planning Fees / unit: £500.00
- Land Survey / unit: £500.00

- **Professional Fees**: £8,681.76

#### Finance Costs

- Bank Base Rate
- Funding Facility Interest Rate
- Compounding Frequency

- Site Acquisition
  - Building Costs: £4,034.72
  - Professional Fees: £303.86

- **Sale Costs**
  - Legal Fees: £600.00
  - Sale Fees/Marketing: £4,300.00

- Developers Profit (17.5%): £37,625.00

- **Total Development Cost**: £170,823.06

#### Residual Land Value

- Gross: £44,176.94

- **Development Value**: £215,000.00

- Acquisition Costs (Net): £43,403.85
- Holding Cost (Land interest): -£4,790.56

- **Serviced Plot Value**: £38,613.28

- **MV - SPV = Development Costs**: £176,386.72
Low Value Market Area: Development Costs
2 Bed House (79 sq m)

Development Costs:
Building Costs
Estimated Building Cost £98,197.00
Site infrastructure & Other Works £14,729.55
External Works £4,909.85
Demolition/ Site clearance -

S106 Cost / unit: £2,500.00
Contingency £3,535.09
Planning Fees / unit £500.00
Land Survey / unit £500.00

Professional Fees £9,426.91

Finance Costs
Bank Base Rate
Funding Facility Interest Rate
Compounding Frequency

Site Acquisition
Building Costs £4,370.50
Professional Fees £329.94

Sale Costs
Legal Fees £600.00
Sale Fees/Marketing £4,200.00

Developers Profit (17.5%) £36,750.00

Total Development Cost £180,548.85

Residual Land Value
Gross £29,451.15
Development Value: £210,000.00

Acquisition Costs (Net) £28,935.76
Holding Cost (Land interest) -£3,193.69
Serviced Plot Value: £25,742.06

MV - SPV = Development Costs £184,257.94
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<thead>
<tr>
<th>Description</th>
<th>Cost</th>
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<tbody>
<tr>
<td>3 Bed House (93 sq m)</td>
<td>93 sq m</td>
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<tr>
<td><strong>Development Costs:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Building Costs</strong></td>
<td></td>
</tr>
<tr>
<td>Estimated Building Cost</td>
<td>£115,599.00</td>
</tr>
<tr>
<td>Site infrastructure &amp; Other Works</td>
<td>£17,339.85</td>
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<tr>
<td>External Works</td>
<td>£5,779.95</td>
</tr>
<tr>
<td>Demolition/ Site clearance</td>
<td>-</td>
</tr>
<tr>
<td>S106 Cost / unit:</td>
<td>£2,500.00</td>
</tr>
<tr>
<td>Contingency</td>
<td>£4,161.56</td>
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<tr>
<td>Planning Fees / unit</td>
<td>£500.00</td>
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<td>Land Survey / unit</td>
<td>£500.00</td>
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<tr>
<td><strong>Professional Fees</strong></td>
<td>£11,097.50</td>
</tr>
<tr>
<td><strong>Finance Costs</strong></td>
<td></td>
</tr>
<tr>
<td>Bank Base Rate</td>
<td></td>
</tr>
<tr>
<td>Funding Facility Interest Rate</td>
<td></td>
</tr>
<tr>
<td>Compounding Frequency</td>
<td></td>
</tr>
<tr>
<td>Site Acquisition</td>
<td></td>
</tr>
<tr>
<td>Building Costs</td>
<td>£5,123.31</td>
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<tr>
<td>Professional Fees</td>
<td>£388.41</td>
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<tr>
<td><strong>Sale Costs</strong></td>
<td></td>
</tr>
<tr>
<td>Legal Fees</td>
<td>£600.00</td>
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<tr>
<td>Sale Fees/Marketing</td>
<td>£4,600.00</td>
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<tr>
<td><strong>Developers Profit (17.5%)</strong></td>
<td>£40,250.00</td>
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<tr>
<td><strong>Total Development Cost</strong></td>
<td>£208,439.59</td>
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<tr>
<td><strong>Residual Land Value</strong></td>
<td></td>
</tr>
<tr>
<td>Gross</td>
<td>£21,560.41</td>
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<td><strong>Development Value:</strong></td>
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<td>Acquisition Costs (Net)</td>
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<td>Holding Cost (Land interest)</td>
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<tr>
<td><strong>Serviced Plot Value:</strong></td>
<td>£18,845.08</td>
</tr>
<tr>
<td><strong>MV - SPV = Development Costs</strong></td>
<td>£211,154.92</td>
</tr>
</tbody>
</table>

**Low Value Market Area: Development Costs**
4 Bed House (106 sq m)

**Development Costs:**

**Building Costs**
- Estimated Building Cost: £131,758.00
- Site infrastructure & Other Works: £19,763.70
- External Works: £6,587.90
- Demolition/ Site clearance: -

**S106 Cost / unit:** £2,500.00
- Contingency: £4,743.29
- Planning Fees / unit: £500.00
- Land Survey / unit: £500.00

**Professional Fees:** £12,648.77

**Finance Costs**
- Bank Base Rate
- Funding Facility Interest Rate
- Compounding Frequency

**Site Acquisition**
- Building Costs: £5,822.35
- Professional Fees: £442.71

**Sale Costs**
- Legal Fees: £600.00
- Sale Fees/Marketing: £5,000.00

**Developers Profit (17.5%)** £43,750.00

**Total Development Cost** £234,616.71

**Residual Land Value**
- Gross: £15,383.29

**Development Value:** £250,000.00

**Acquisition Costs (Net)** £15,114.08
- Holding Cost (Land interest): -£1,668.17

**Serviced Plot Value:** £13,445.91

\[ MV - SPV = Development Costs \]
\[ £236,554.09 \]

**Low Value Market Area: Development Costs**
5 Bed House (119 sq m)

**Development Costs:**

**Building Costs**
- Estimated Building Cost: £147,917.00
- Site infrastructure & Other Works: £22,187.55
- External Works: £7,395.85
- Demolition/ Site clearance -
- S106 Cost / unit: £2,500.00
- Contingency: £5,325.01
- Planning Fees / unit: £500.00
- Land Survey / unit: £500.00

**Professional Fees**
- £14,200.03

**Finance Costs**
- Bank Base Rate
- Funding Facility Interest Rate
- Compounding Frequency
- Site Acquisition
- Building Costs £6,521.39
- Professional Fees £497.00

**Sale Costs**
- Legal Fees £600.00
- Sale Fees/Marketing £5,600.00

**Developers Profit (17.5%)** £49,000.00

**Total Development Cost** £262,743.83

**Residual Land Value**
- Gross £17,256.17

**Development Value:** £280,000.00

**Acquisition Costs (Net)** £16,954.18
- Holding Cost (Land interest) -£1,871.26

**Serviced Plot Value:** £15,082.92

**MV - SPV = Development Costs** £264,917.08
### Low Value Market Area: Development Costs

#### 1 Bed Bungalow (50 sq m)

**Development Costs:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost (£)</th>
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<tbody>
<tr>
<td>Estimated Building Cost</td>
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<tr>
<td>Site infrastructure &amp; Other Works</td>
<td>11,377.50</td>
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<td>External Works</td>
<td>3,792.50</td>
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<tr>
<td>Demolition/ Site clearance</td>
<td>-</td>
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<tr>
<td>S106 Cost / unit</td>
<td>2,500.00</td>
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<tr>
<td>Contingency</td>
<td>2,730.60</td>
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<tr>
<td>Planning Fees / unit</td>
<td>500.00</td>
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<tr>
<td>Land Survey / unit</td>
<td>500.00</td>
</tr>
<tr>
<td>Professional Fees</td>
<td>7,281.60</td>
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<tr>
<td><strong>Total Development Cost</strong></td>
<td>152,665.83</td>
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</table>

**Residual Land Value:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost (£)</th>
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</thead>
<tbody>
<tr>
<td>Gross</td>
<td>72,334.17</td>
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<tr>
<td><strong>Development Value:</strong></td>
<td>225,000.00</td>
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</table>

**Acquisition Costs (Net):**

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<th>Description</th>
<th>Cost (£)</th>
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<tbody>
<tr>
<td>Holding Cost (Land interest)</td>
<td>-7,843.94</td>
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<tr>
<td><strong>Serviced Plot Value:</strong></td>
<td>63,224.38</td>
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**MV - SPV = Development Costs:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost (£)</th>
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<tbody>
<tr>
<td>MV - SPV = Development Costs</td>
<td>161,775.62</td>
</tr>
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</table>

**Finance Costs:**

- Bank Base Rate:
- Funding Facility Interest Rate:
- Compounding Frequency:

**Sale Costs:**

<table>
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<th>Description</th>
<th>Cost (£)</th>
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<tr>
<td>Legal Fees</td>
<td>600.00</td>
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<tr>
<td>Sale Fees/Marketing</td>
<td>4,500.00</td>
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<tr>
<td>Developers Profit (17.5%)</td>
<td>39,375.00</td>
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</tbody>
</table>

**Total Development Cost:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost (£)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Development Cost:</strong></td>
<td>152,665.83</td>
</tr>
</tbody>
</table>
Low Value Market Area: Development Costs
2 Bed Bungalow (70 sq m)

Development Costs:
Building Costs
Estimated Building Cost £106,190.00
Site infrastructure & Other Works £15,928.50
External Works £5,309.50
Demolition/ Site clearance -

S106 Cost / unit: £2,500.00
Contingency £3,822.84
Planning Fees / unit £500.00
Land Survey / unit £500.00

Professional Fees £10,194.24

Finance Costs
Bank Base Rate
Funding Facility Interest Rate
Compounding Frequency
Site Acquisition
Building Costs £4,716.28
Professional Fees £356.80

Sale Costs
Legal Fees £600.00
Sale Fees/Marketing £5,000.00

Developers Profit (17.5%) £43,750.00

Total Development Cost £199,368.16

Residual Land Value
Gross £50,631.84
Development Value: £250,000.00

Acquisition Costs (Net) £49,745.78
Holding Cost (Land interest) -£5,490.53
Serviced Plot Value: £44,255.25

MV - SPV = Development Costs £205,744.75

Low Value Market Area: Development Costs
3 Bed Bungalow (86 sq m)

Development Costs:

<table>
<thead>
<tr>
<th>Building Costs</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Building Cost</td>
<td>£130,462.00</td>
</tr>
<tr>
<td>Site infrastructure &amp; Other Works</td>
<td>£19,569.30</td>
</tr>
<tr>
<td>External Works</td>
<td>£6,523.10</td>
</tr>
<tr>
<td>Demolition/ Site clearance</td>
<td>-</td>
</tr>
</tbody>
</table>

| S106 Cost / unit:                                                | £2,500.00   |
| Contingency                                                     | £4,696.63   |
| Planning Fees / unit                                            | £500.00    |
| Land Survey / unit                                              | £500.00    |

| Professional Fees                                               | £12,524.35  |

Finance Costs

| Bank Base Rate                                                  |       |
| Funding Facility Interest Rate                                   |       |
| Compounding Frequency                                           |       |

Site Acquisition

| Building Costs                                                  | £5,766.29   |
| Professional Fees                                               | £438.35   |

Sale Costs

| Legal Fees                                                      | £600.00    |
| Sale Fees/Marketing                                             | £5,500.00 |

Developers Profit (17.5%)                                         £48,125.00

Total Development Cost                                            £237,705.02

Residual Land Value

| Gross                                                           | £37,294.98 |

Development Value:                                                £275,000.00

| Acquisition Costs (Net)                                         | £36,642.32 |
| Holding Cost (Land interest)                                    | -£4,044.28 |

Serviced Plot Value:                                              £32,598.04

MV - SPV = Development Costs                                     £242,401.96