

**Project Reference** 23 Springfield Avenue, Christchurch

**Appraisal Reference** 2

**Project Stage** Post tender

**Description** Development of 3 new bungalows

**Site** Existing bungalow

**Projected Development Value**

**Mix :**

Plot	Type	sq.ft. net	sq.m. net	sq.m .gross	Value
1	3-bed bungalow	1219	113.3	131.5	£ 400,000
2	3-bed bungalow	1149	106.8	121.0	£ 400,000
3	3-bed bungalow	1149	106.8	121.0	£ 400,000
4					
5					
6					
7					
8					
9					
10					

Other (eg separate garaging) det garage inc in gross figure for Plot 3

Total Area 3517 327 374

**Projected Gross Development Value** £ 1,200,000

**Cost of Land, Acquisition & Planning :**

Purchase price of principle site	£	350,000	
Adjoining land	£	-	
Stamp duty, legal fees and expenses	£	15,500	
Agents fees and expenses	£	-	
Total acquisition cost			£ 365,500

**Site Analysis :**

OS sheet & drainage search	£	50	
Topographic Survey	£	750	
Arboricultural Survey	£	450	
Ecological Survey (bat check)	£	100	
Contamination Survey (asbestos)	£	500	
Ground investigation	£	500	
Local Authority pre-app fee	£	175	
District Valuation Services fee	£	-	
Total cost for site analysis			£ 2,525

**Design & Planning Application Costs :**

Architect	£	8,442	
Planning Consultant	£	-	
Arborocultural Impact Appraisal	£	450	
Transportation Consultant	£	-	
Civil Engineering Consultant	£	-	
Landscape Architect	£	500	
Local Authority application fee	£	1,155	
Total cost of design & planning application			£ 10,547

**Planning Contributions :**

Recreation	£	-	
Transportation	£	9,984	
Heathland	£	3,448	
Education	£	-	
Affordable Housin	£	-	
CIL	£	-	
Total amount of planning contributions			£ 13,432

**Finance Cost of Land Acquisition (planning period only) :**

Amount of finance required	£	262,500	
Period required (in years)		1	
Interest rate		5%	
Arrangement fees		2%	
Total finance cost			£ 18,375

<b>Total projected cost of land, acquisition &amp; planning</b>	<b>£ 410,379</b>
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**Development Costs :****Construction Costs :**

	Area	Rate	Budget	
	Habitable space			
	Communal space			
	Garaging/storage, etc			
	Roads/driveways			
	Utilities/drainage			
	Landscaping			
	Enabling works			
	Tender figure		£ 484,406	
	Contingencies		£ 24,220	
Total projected construction cost				£ 508,626

**Professional fees (construction phase) :**

	Architect		£ 8,442	
	Structural engineer		£ 965	
	Civil engineer		£ -	
	Quantity surveyor/employers agent		£ -	
	Landscape architect		£ -	
	Arboriculturist		£ -	
	Party wall surveyor		£ 1,105	
	CDM co-ordinator		£ -	
	SAP/code assessor		£ 300	
	Building Regulations fees		£ 1,242	
	NHBC guarantee		£ 8,314	
Total fees and expenses				£ 20,368

**Finance costs (construction phase):**

	Amount of finance required		£ 685,000	
	Interest Rate		5%	
	Construction period		0.75	
	Interest on construction		£ 25,688	
	Arrangement fees		£ 13,700	
Total finance cost				£ 39,388

**Total projected development cost :**

	Total of land acquisition and planning		£ 410,379	
	Construction cost		£ 508,626	
	Professional fees		£ 20,368	
	Finance costs		£ 39,388	
<b>Total projected development cost</b>				<b>£ 978,761</b>

**Profitability :**

Projected gross development value	£ 1,200,000
Projected development costs	£ 978,761

Gross profit £ 221,239

**Cost of sales :**

Agents fees & expenses	£ 15,000
Legal fees and expenses	£ 3,000
Sundry marketing costs	£ 1,000

Total cost of sales £ 19,000

**Net Profit £ 202,239**

**Net profit as percentage of projected costs 21%**

**Net profit as percentage of projected receipts 17%**

**Capital requirement to undertake project :**

Total cost of land acquisition and planning	£ 410,379
Finance sought to complete land purchase	£ 262,500
Capital required to purchase land and seek planning permission	£ 147,879

Total cost for construction and associated fees	£ 568,382
Finance sought for construction	£ 422,500
Capital required for construction	£ 145,882

**Total capital required to be invested by developer £ 293,761**