

DEVVIA

PROPERTY CONSULTANCY

Appendices to Viability Proof of Evidence for Land at A57 Dinting Vale, Glossop.

On behalf of: Wain Homes (North West) Limited.

Prepared by:

Richard Heathcote BSc (HONS)

Devvia Property Consultancy

PINS REF: APP/H1033/W/24/3339815

May 2024

Appendix A: Appraisal Summary for the Site Allocation

REVENUE	File: Dinting Vale Appendix A		
Chinley A & B	3 units at 115,000.00 ea.		345,000
Chinley C	3 units at 120,000.00 ea.		360,000
Laural (mt)	3 units at 260,000.00 ea.		780,000
Laural (et)	3 units at 265,000.00 ea.		795,000
Laural (semi)	16 units at 267,500.00 ea.		4,280,000
Satinash (et)	5 units at 250,000.00 ea.		1,250,000
Satinash (et)	6 units at 255,000.00 ea.		1,530,000
Satinash (semi)	10 units at 257,500.00 ea.		2,575,000
Acacia	11 units at 295,000.00 ea.		3,245,000
Peppercorn	6 units at 315,000.00 ea.		1,890,000
Juniper (mt)			310,000
Juniper (et)	2 units at 315,000.00 ea.		630,000
Juniper (semi)	8 units at 320,000.00 ea.		2,560,000
Foxglove	4 units at 385,000.00 ea.		1,540,000
Willow	6 units at 440,000.00 ea.		2,640,000
Witchazel	4 units at 450,000.00 ea.		1,800,000
Witchazel			465,000
Additional Sales Revenue 38 Plots	37,654.58 sq-ft at 296.11 psf		11,149,898
		REVENUE	38,144,898
COSTS			
Site Value		1,029,228	
Site Stamp Duty		40,961	
		Site Costs	1,070,189
Site Legal Fee		20,000	
Site Agent Fee		30,000	
		Initial Payments	50,000
Apartments Construction Cost	4,549.00 sq-ft at 143.50 psf	652,782	
Housing Construction Cost	124,270.00 sq-ft at 135.00 psf	16,776,450	
Single Garages	35 units at 10,500.00 ea.	367,500	
Double Garages	2 units at 21,000.00 ea.	42,000	
Tree Works		50,000	
Contamination Hotspots		50,000	
Additional Abnormal Costs		1,734,691	
Reduce Levels		76,235	
Cart Away		375,750	
Additional Future Homes 38 Plots		332,279	
Import Clean Stone Fill		81,362	
Foul Drainage		158,200	
Sw Drainage		627,498	
Substation		75,000	
Pos Setting Out		75,000	
Pos Maintenance		10,500	
Off Site Biodiversity Mitigation		40,000	
Suds/ Swales Creation		30,000	
Foundation Abnormals		750,350	
Retaining Structures		482,983	
Underbuild Additional Brickwork		23,000	
Bus Stop		50,000	

Roof Tiles		506,000	
Heads & Cills		73,600	
Stone Facing		128,800	
Habitat Assessment		85,000	
Building Regs Part L Increases		450,500	
Future Homes Standard Zero Carb 43 Plots		376,000	
Contingency	at 3.50%	856,852	
Professional Fees	at 7.00%	1,713,704	
		Build Costs	27,052,035
Direct Sale Agents Fee	at 3.25%	1,239,709	
		Disposal Fees	1,239,709
Direct Sales Legal Fees		97,500	
		End Payments	97,500

INTEREST

(See CASHFLOW)

1,006,418

9.00% pa	on Debt charged Quarterly and compounded Quarterly
Site Costs	Month 1 (Sep 24)
Site Legal Fee	Month 1 (Sep 24)
Site Agent Fee	Month 1 (Sep 24)
Apartments Construction Cost (bld.)	Month 4 to 35 (Dec 24 - Jul 27)
Housing Construction Cost (bld.)	Month 4 to 35 (Dec 24 - Jul 27)
Single Garages (bld.)	Month 4 to 35 (Dec 24 - Jul 27)
Double Garages (bld.)	Month 4 to 35 (Dec 24 - Jul 27)
Tree Works	Month 2 to 9 (Oct 24 - May 25)
Contamination Hotspots	Month 2 to 4 (Oct 24 - Dec 24)
Additional Abnormal Costs	Month 2 to 35 (Oct 24 - Jul 27)
Reduce Levels	Month 2 to 6 (Oct 24 - Feb 25)
Cart Away	Month 2 to 6 (Oct 24 - Feb 25)
Additional Future Homes 38 Plots	Month 9 to 35 (May 25 - Jul 27)
Import Clean Stone Fill	Month 4 to 9 (Dec 24 - May 25)
Foul Drainage	Month 4 to 21 (Dec 24 - May 26)
Sw Drainage	Month 4 to 21 (Dec 24 - May 26)
Substation	Month 6 to 8 (Feb 25 - Apr 25)
Pos Setting Out	Month 8 to 10 (Apr 25 - Jun 25)
Pos Maintenance	Month 11 to 34 (Jul 25 - Jun 27)
Off Site Biodiversity Mitigation	Month 8 to 10 (Apr 25 - Jun 25)
Suds/ Swales Creation	Month 3 to 8 (Nov 24 - Apr 25)
Foundation Abnormals	Month 4 to 29 (Dec 24 - Jan 27)
Retaining Structures	Month 4 to 29 (Dec 24 - Jan 27)
Underbuild Additional Brickwork	Month 4 to 25 (Dec 24 - Sep 26)
Bus Stop	Month 8 to 9 (Apr 25 - May 25)
Roof Tiles	Month 6 to 35 (Feb 25 - Jul 27)
Heads & Cills	Month 5 to 34 (Jan 25 - Jun 27)
Stone Facing	Month 5 to 34 (Jan 25 - Jun 27)
Habitat Assessment	Month 1 to 3 (Sep 24 - Nov 24)
Building Regs Part L Increases	Month 4 to 35 (Dec 24 - Jul 27)
Future Homes Standard Zero Carb 43 Plots	Month 18 to 35 (Feb 26 - Jul 27)
Contingency	Month 1 to 35 (Sep 24 - Jul 27)
Professional Fees	Month 1 to 6 (Sep 24 - Feb 25)
Direct Sales Legal Fees	Month 11 to 37 (Jul 25 - Sep 27)
Chinley A & B (sale)	Month 11 to 37 (Jul 25 - Sep 27)
Chinley C (sale)	Month 11 to 37 (Jul 25 - Sep 27)
Laural (mt) (sale)	Month 11 to 37 (Jul 25 - Sep 27)
Laural (et) (sale)	Month 11 to 37 (Jul 25 - Sep 27)
Laural (semi) (sale)	Month 11 to 37 (Jul 25 - Sep 27)
Satinash (et) (sale)	Month 11 to 37 (Jul 25 - Sep 27)
Satinash (et) (sale)	Month 11 to 37 (Jul 25 - Sep 27)
Satinash (semi) (sale)	Month 11 to 37 (Jul 25 - Sep 27)
Acacia (sale)	Month 11 to 37 (Jul 25 - Sep 27)

Peppercorn (sale)	Month 11 to 37 (Jul 25 - Sep 27)
Juniper (mt) (sale)	Month 11 to 37 (Jul 25 - Sep 27)
Juniper (et) (sale)	Month 11 to 37 (Jul 25 - Sep 27)
Juniper (semi) (sale)	Month 11 to 37 (Jul 25 - Sep 27)
Foxglove (sale)	Month 11 to 37 (Jul 25 - Sep 27)
Willow (sale)	Month 11 to 37 (Jul 25 - Sep 27)
Witchazel (sale)	Month 11 to 37 (Jul 25 - Sep 27)
Witchazel (sale)	Month 11 to 37 (Jul 25 - Sep 27)
Additional Sales Revenue 38 Plots (sale)	Month 11 to 37 (Jul 25 - Sep 27)

PROFIT	7,629,046	COSTS	30,515,852
PROFIT/SALE	20.00%	PROFIT/COST	25.00%

Appendix B: BCIS General Build Cost Index



BCIS General Building Cost Index #1111

The series contained on the page are as published on 01-Jun-2023

BCIS General Building Cost Index

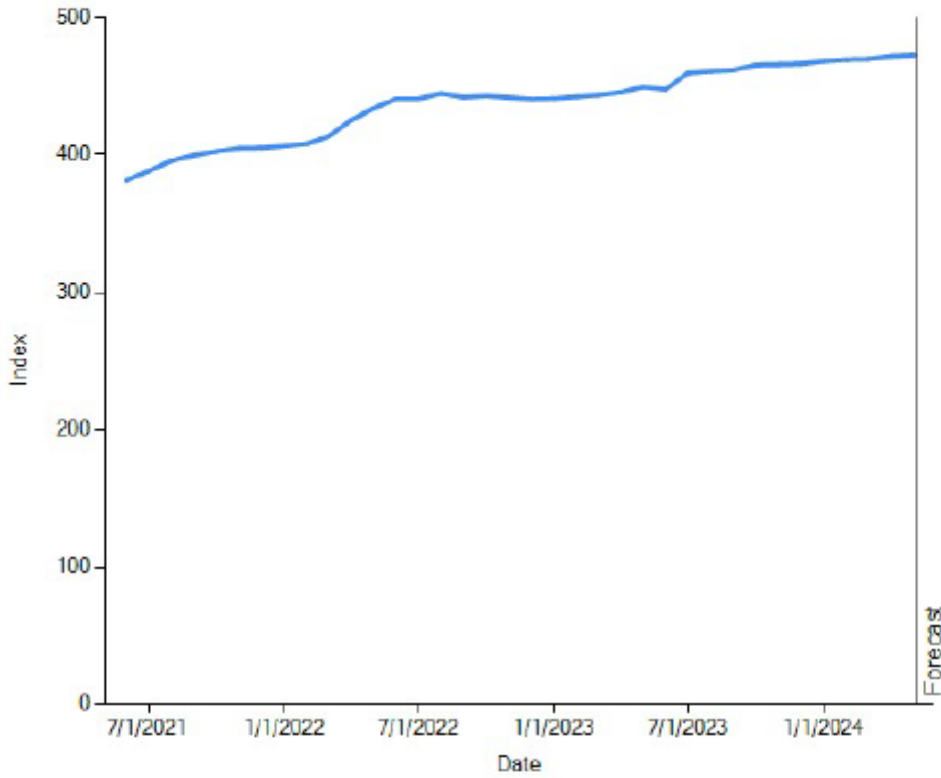
Base date:
1985 mean = 100
Updated:
31-May-2023
Series no.
#1111

Date	Index	Status	Percentage change		
			On year	On quarter	On month
Jun-2021	381.4	Firm	5.7%	2.1%	0.8%
Jul-2021	388.2	Revised	7.4%	3.4%	1.8%
Aug-2021	395.6	Revised	9.5%	4.5%	1.9%
Sep-2021	399.6	Revised	10.4%	4.8%	1.0%
Oct-2021	402.4	Revised	11.0%	3.7%	0.7%
Nov-2021	404.7	Revised	11.3%	2.3%	0.6%
Dec-2021	405.0	Revised	10.6%	1.4%	0.1%
Jan-2022	406.4	Revised	10.7%	1.0%	0.3%
Feb-2022	408.1	Revised	10.2%	0.8%	0.4%
Mar-2022	413.2	Revised	10.6%	2.0%	1.2%
Apr-2022	425.1	Revised	13.2%	4.6%	2.9%
May-2022	433.7	Firm	14.6%	6.3%	2.0%
Jun-2022	440.6	Revised	15.5%	6.6%	1.6%
Jul-2022	440.7	Revised	13.5%	3.7%	0.0%
Aug-2022	444.7	Revised	12.4%	2.5%	0.9%
Sep-2022	441.9	Firm	10.6%	0.3%	-0.6%
Oct-2022	442.9	Firm	10.1%	0.5%	0.2%
Nov-2022	441.7	Revised	9.1%	-0.7%	-0.3%
Dec-2022	440.4	Revised	8.7%	-0.3%	-0.3%
Jan-2023	440.9	Firm	8.5%	-0.5%	0.1%

Date	Index	Status	Percentage change		
			On year	On quarter	On month
Feb-2023	442.3	Provisional	8.4%	0.1%	0.3%
Mar-2023	443.5	Provisional	7.3%	0.7%	0.3%
Apr-2023	445.5	Provisional	4.8%	1.0%	0.5%
May-2023	449.4	Forecast	3.6%	1.6%	0.9%
Jun-2023	447.7	Forecast	1.6%	0.9%	-0.4%
Jul-2023	459.7	Forecast	4.3%	3.2%	2.7%
Aug-2023	461.0	Forecast	3.7%	2.6%	0.3%
Sep-2023	461.9	Forecast	4.5%	3.2%	0.2%
Oct-2023	465.4	Forecast	5.1%	1.2%	0.8%
Nov-2023	465.8	Forecast	5.5%	1.0%	0.1%
Dec-2023	466.2	Forecast	5.9%	0.9%	0.1%
Jan-2024	468.2	Forecast	6.2%	0.6%	0.4%
Feb-2024	469.2	Forecast	6.1%	0.7%	0.2%
Mar-2024	469.6	Forecast	5.9%	0.7%	0.1%
Apr-2024	471.6	Forecast	5.9%	0.7%	0.4%
May-2024	472.4	Forecast	5.1%	0.7%	0.2%

Index value over time

— BCIS General Building Cost Index #1111



Percentage change over time
Percentage change: Year on year

BCIS General Building Cost Index #1111

