



New Dwelling, 20 Crossway Rogiet - Development Appraisal 21 Feb 2018

Costs				
Purchase Land			40,000	
Planning Fees			390	
Surveys		950	950	
Construction Cost				
Demolition of outbuildings,			3,000	
House	91.3sq m	£900/sq m	82,170	
Parking for 5 cars			4,000	
Dropped kerbs to County surveyors requirements			2,000	
Drains/Attenuation, including taking surface water drains to the rear of the property			1,000	
Services/Trenches			2,000	
External paths			1,000	
Garages			0	
Contingencies		2,500	2,500	
Building Regulations			1,098	
Professional Fees	Const Cost	82,170		
Architect @ 6%		0.06	4,930	4,930
Engineer			750	750
QS				
CDM			600	
Interest			500	
Non recoverable VAT on fees		7,230	1,446	1,446
Overall New House Total			146,888	146,888
				ACG value £161,600
Income/Value (OMV)			185,000	161,600
profit			38,112	14,712
Allowance for developers profit and marketing costs @ 23%			(42,550)	(37,168)
PROFIT/LOSS			(4,438)	(22,456)
NEW DWELLING SHORTFALL = £4,438 ACG VALUE SHORTFALL = £22,456				
Existing Value of no 20	165,000			
Repair etc costs, incl VAT	40,000			
Total	205,000			
Value of No 20 as mid terrace in good condition	190,000			
Shortfall	15,000		(15,000)	(15,000)
		TOTAL	(19,438)	(37,456)
PROJECT SHORTFALL = £19,438 / ACG SHORTFALL £37,456				
(NO AFFORDABLE HOUSING CONTRIBUTION)				
R/L/2240/DevCosts/21Feb18				
Liddell+Associates Ltd Stuart House The Back Chepstow NP16 5HH Tel 01291 627417 mail@Liddellarchitects.com				