

**Colthrop, Thatcham
Preliminary Indicative Appraisal
Colthrop Village Consortium 951 Units**

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate ft ²	Unit Price	Gross Sales
Market	571	588,151	459.65	473,456	270,343,586
Affordable	380	288,161	234.70	177,977	67,631,231
Commercial Land Sales	1	0	0.00	2,000,000	2,000,000
Totals	952	876,312			339,974,817

NET REALISATION

339,974,817

OUTLAY

ACQUISITION COSTS

Residualised Price (89.00 Acres @ 543,002.49 /Acre)	48,327,221	
Stamp Duty	1,921,839	48,327,221
Effective Stamp Duty Rate	3.98%	
Agent Fee	483,272	
Legal Fee	241,636	
		2,646,747

CONSTRUCTION COSTS

Construction	ft ²	Build Rate ft ²	Cost
Market	598,753	145.86	87,332,820
Affordable	301,379	145.86	43,958,430
Totals	900,132 ft²		131,291,250
Contingency Construction		5.00%	6,564,563
Contingency Infrastructure		5.00%	2,231,271
Off-site Highways & infrastructure			44,625,416
CIL	598,753 ft ²	9.66	5,783,954
s106	951 un	5,000.00 /un	4,755,000
			195,251,453

PROFESSIONAL FEES

All Professional Fees	8.00%	10,503,300	10,503,300
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MARKETING & LETTING

Marketing	1.00%	2,703,436	2,703,436
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DISPOSAL FEES

Sales Agent Market		1.50%	4,055,154
Sales Agent Affordable		0.50%	338,156
Sales Legal Fee Market	571 un	500.00 /un	285,500
Sales Legal Fee Affordable	380 un	150.00 /un	57,000
			4,735,810

FINANCE

Timescale	Duration	Commences
Purchase	1	Feb 2023
Pre-construction	8	Mar 2023
Infra Construction	1	Nov 2023
Construction	76	Nov 2023
Sale	76	May 2024
Total Duration	91	

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)

Land	16,871,819
Construction	799,349
Total Finance Cost	17,671,169

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TOTAL COSTS **281,839,136**

PROFIT **58,135,681**

Performance Measures

Profit on GDV% 17.10%