

Dixon Searle Partnership

Ash House, Tanshire Park, Shackleford Road, Elstead, Surrey, GU8 6LB www.dixonsearle.co.uk



50 Mixed (Flats & Houses) Winchester Itchen Catchment Area

50 Mixed (Flats & Houses) GF 35% AH VL4 £4,750/sq. m. @ CIL £128.61/sq. m.

50 Mixed (Flats & Houses) Winchester **Itchen Catchment Area**

Appraisal Summary for Phase 1 All Phases

Currency in £

Currency in £							
REVENUE							
Sales Valuation	Units	m²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment Ne	t Sales
Market Housing	29	2,708.60	4,750.20	443,669	12,866,392		366,392
AH - AR	11	841.50		199,895	2,198,840		198,840
AH - SO	2	153.00		236,204	472,407		472,407
AH - FH	5	283.00		188,203	941,015		941,015
6% self-build	<u>3</u>	0.00	0.00	150,000	450,000		450 <u>,000</u>
Totals	50	3,986.10			16,928,653		928,653
NET REALISATION				16,928,653			
OUTLAY							
ACQUISITION COSTS							
Residualised Price (1.44 Ha @ 1,293,6	641.25 /Hect)		1,862,843				
1,200,00	, , , , , , , , , , , , , , , , , , , ,		.,002,0.0	1,862,843			
Stamp Duty			84,142	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Effective Stamp Duty Rate		4.52%	,				
Agent Fee		1.50%	27,943				
Legal Fee		0.75%	13,971				
				126,056			
CONSTRUCTION COSTS	-		_				
Construction		Build Rate m ²	Cost				
Market Housing	2,755.00	1,626.00	4,479,630				
AH - AR	877.80	1,626.00					
AH - SO	159.60	1,626.00	259,510				
AH - FH	<u>325.00</u>	1,626.00	<u>528,450</u>				
Totals	4,117.40 m ²	= 000/	6,694,892				
Contingency	50.00	5.00%	437,737				
Site Works & Infrastructure	50.00 un	14,375.00 /un	718,750				
CIL	E0.00	1.00%	354,321				
S106	50.00 un	5,000.00 /un	250,000	8,455,700			
Other Construction				0,400,700			
Externals		15.00%	965,307				
Sustainability/Carbon Reduction		5.00%	321,769				
Electric Vehicle Charging (market)	29.00 un	1,084.00 /un	31,436				
Electric Vehicle Charging (AH)	18.00 un	1,303.00 /un	23,454				
M4(2) 100%	4,117.40 m ²	15.50	63,820				
M4(3)a 5% Market	2,755.00 m ²	5.75	15,841				
M4(3)b 10% AH	1,362.40 m ²	18.00	24,523				
BNG	•	2.40%	154,449				
SPA SRM	50.00 un	777.00 /un	38,850				
Itchen Catchment - N&P Mitigation	50.00 un	11,250.00 /un	562,500				
J		,	•	2,201,950			
PROFESSIONAL FEES							
Professional Fees		10.00%	875,473	075 470			
DISPOSAL FEES				875,473			
Marketing & Sales Agent Fees		3.00%	507,860				
Sales Legal Fee	50.00 un	750.00 /un	37,500				
Odies Legal 1 ce	30.00 dii	750.007411	37,300	545,360			
				5 .5,500			
MISCELLANEOUS FEES							
AH Profit		6.00%	131,930				
Market Profit		17.50%	2,251,619				
First Homes Profit		12.00%	112,922				
				2,496,471			
FINANCE							
Debit Rate 6.500%, Credit Rate 0.000%	% (Nominal)						
Land			255,571				
Construction			105,982				
Other			3,248	004.55			
Total Finance Cost				364,801			
TOTAL COSTS				16,928,653			
				. ,			
PROFIT				_			
				0			

0

Performance Measures

0.00% 0.00% Profit on Cost% Profit on GDV% Profit on NDV% 0.00% Profit Erosion (finance rate 6.500) N/A

50 Mixed (Flats & Houses) Winchester Itchen Catchment Area

50 Mixed (Flats & Houses) GF 35% AH VL6 £5,250/sq. m. @ CIL £192.91/sq. m.

50 Mixed (Flats & Houses) Winchester Itchen Catchment Area

Appraisal Summary for Phase 1 All Phases

Currency in £

Currency in £						
REVENUE Sales Valuation	Units		Sales Rate m ²		Gross Sales	
Market Housing	29 11	2,708.60	5,250.00	490,350	14,220,150	0 14,220,150
AH - AR AH - SO	2	841.50 153.00	2,613.00 3,412.50	199,895 261,056	2,198,840 522,113	0 2,198,840 0 522,113
AH - FH	5	283.00	3,675.00	208,005	1,040,025	0 1,040,025
6% self-build	<u>3</u>	0.00	0.00	150,000	450,000	
Totals	50	3,986.10		,	18,431,127	0 18, 431,127
NET REALISATION				18,431,127		
OUTLAY						
ACQUISITION COSTS Residualised Price (1.44 Ha @ 1,897,20	62.39 /Hect)		2,732,058	2,732,058		
Stamp Duty			127,603	2,732,030		
Effective Stamp Duty Rate		4.67%				
Agent Fee		1.50%	40,981			
Legal Fee		0.75%	20,490	100.074		
				189,074		
CONSTRUCTION COSTS						
Construction		Build Rate m ²	Cost			
Market Housing	2,755.00	1,626.00	4,479,630			
AH - AR	877.80	1,626.00	1,427,303			
AH - SO	159.60	1,626.00	259,510			
AH - FH Totals	325.00 4,117.40 m ²	1,626.00	<u>528,450</u> 6,694,892			
Contingency	4,117.40 111	5.00%	437,737			
Site Works & Infrastructure	50.00 un	14,375.00 /un	718,750			
CIL		1.00%	531,467			
S106	50.00 un	5,000.00 /un	250,000			
Other Construction				8,632,846		
Other Construction		15.000/	065 207			
Externals Sustainability/Carbon Reduction		15.00% 5.00%	965,307 321,769			
Electric Vehicle Charging (market)	29.00 un	1,084.00 /un	31,436			
Electric Vehicle Charging (Market)	18.00 un	1,303.00 /un	23,454			
M4(2) 100%	4,117.40 m ²	15.50	63,820			
M4(3)a 5% Market	2,755.00 m ²	5.75	15,841			
M4(3)b 10% AH	1,362.40 m ²	18.00	24,523			
BNG		2.40%	154,449			
SPA SRM	50.00 un	777.00 /un	38,850			
Itchen Catchment - N&P Mitigation	50.00 un	11,250.00 /un	562,500	2 201 050		
				2,201,950		
PROFESSIONAL FEES						
Professional Fees		10.00%	875,473			
DISPOSAL FEES				875,473		
DISPOSAL FEES Marketing & Sales Agent Fees		3.00%	552,934			
Sales Legal Fee	50.00 un	750.00 /un	37,500			
	00.00 0	, , , , , , , , , , , , , , , , , , , ,	0.,000	590,434		
MICCELL ANEQUE FEE						
MISCELLANEOUS FEES AH Profit		6.00%	124 020			
Market Profit		17.50%	131,930 2,488,526			
First Homes Profit		12.00%	124,803			
				2,745,260		
FINANCE						
Debit Rate 6.500%, Credit Rate 0.000%	(Nominal)		070 705			
Land			370,708			
Construction Other			89,685 3,639			
Total Finance Cost			3,039	464,032		
TOTAL COSTS				18,431,127		
PROFIT						
				0		
				•		

Performance Measures

 Profit on Cost%
 0.00%

 Profit on GDV%
 0.00%

 Profit on NDV%
 0.00%

 Profit Erosion (finance rate 6.500)
 N/A

50 Mixed (Flats & Houses) Winchester East Hampshire Catchment Area

50 Mixed (Flats & Houses) GF 40% AH VL4 £4,750/sq. m @ CIL £128.61/sq. m.

LICENSED COPY APPRAISAL SUMMARY

50 Mixed (Flats & Houses)

Winchester

East Hampshire Catchment Area

Appraisal Summary for Phase 1 All Phases

Currency	in	£
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DEVENUE						
REVENUE Sales Valuation	Units	m²	Salas Bata m²	Unit Brice	Cross Salas	Adjustment Net Sales
Market Housing	27	2,521.80	Sales Rate m² 4,750.20	443,669	11,979,054	0 11,979,054
AH - AR	13	994.50	2,613.00	199,895	2,598,629	0 2,598,629
AH - SO	2	153.00	3,087.63	236,204	472,407	0 472,407
AH - FH	5	283.00	3,325.14	188,203	941,015	0 941,015
6% self-build	<u>3</u>	0.00	0.00	150,000	450,000	<u>0</u> <u>450,000</u>
Totals	5 0	3,952.30			16, 441,105	0 16,441,105
NET REALISATION				16,441,105		
NET REALISATION				10,441,103		
OUTLAY						
ACQUISITION COSTS						
Residualised Price (1.44 Ha @ 1,324,8	380 04 /Hect)		1,907,827			
1,024,0	71 1001)		1,007,027	1,907,827		
Stamp Duty			86,391	, , -		
Effective Stamp Duty Rate		4.53%				
Agent Fee		1.50%	28,617			
Legal Fee		0.75%	14,309			
				129,317		
CONSTRUCTION COSTS						
Construction	m²	Build Rate m ²	Cost			
Market Housing	2,565.00	1,626.00	4,170,690			
AH - AR	1,037.40	1,626.00	1,686,812			
AH - SO	159.60	1,626.00	259,510			
AH - FH	<u>325.00</u>	1,626.00	<u>528,450</u>			
Totals	4,087.00 m ²		6,645,462			
Contingency	50.00	5.00%	434,799			
Site Works & Infrastructure CIL	50.00 un	14,375.00 /un	718,750			
S106	50.00 un	1.00% 5,000.00 /un	329,885 250,000			
3100	30.00 dii	3,000.007411	230,000	8,378,895		
Other Construction				-,		
Externals		15.00%	957,893			
Sustainability/Carbon Reduction		5.00%	319,298			
Electric Vehicle Charging (market)	27.00 un	1,084.00 /un	29,268			
Electric Vehicle Charging (AH)	20.00 un	1,303.00 /un	26,060			
M4(2) 100%	4,087.00 m ²	15.50	63,348			
M4(3)a 5% Market M4(3)b 10% AH	2,565.00 m ² 1,522.00 m ²	5.75 18.00	14,749 27,396			
BNG	1,022.00 111	2.40%	153,263			
SPA SRM	50.00 un	777.00 /un	38,850			
East Hampshire - N Mitigation only	50.00 un	5,365.00 /un	268,250			
				1,898,375		
PROFESSIONAL FEES						
PROFESSIONAL FEES		10.000/	000 500			
Professional Fees		10.00%	869,598	869,598		
DISPOSAL FEES				009,090		
Marketing & Sales Agent Fees		3.00%	493,233			
Sales Legal Fee	50.00 un	750.00 /un	37,500			
				530,733		
MICOSILIANISCUS SSSS						
MISCELLANEOUS FEES		6.000/	4EE 040			
AH Profit Market Profit		6.00% 17.50%	155,918 2,096,335			
First Homes Profit		17.50%	2,096,335			
. Hot Homoo Front		12.0070	112,022	2,365,174		
FINANCE				, 1		
Debit Rate 6.500%, Credit Rate 0.0009	% (Nominal)					
Land			261,084			
Construction			97,186			
Other			2,915	261 10F		
Total Finance Cost				361,185		
TOTAL COSTS				16,441,105		
				. ,		
PROFIT				_		
				0		

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Performance Measures

0.00% 0.00% Profit on Cost% Profit on GDV% Profit on NDV% 0.00% Profit Erosion (finance rate 6.500) 0 mths

50 Mixed (Flats & Houses) Winchester Itchen Catchment Area

50 Mixed (Flats & Houses)
PDL
25% AH
VL4 £4,750/sq. m. @ CIL £128.61/sq. m.

50 Mixed (Flats & Houses) Winchester Itchen Catchment Area

Appraisal Summary for Phase 1 All Phases

Profit Erosion (finance rate 6.500)

Currency in £

REVENUE Sales Valuation Market Housing AH - AR AH - SO AH - FH 6% self-build Totals	Units 34 8 2 3 3 50	m² 3,175.60 612.00 153.00 169.80 0.00 4,110.40	Sales Rate m ² 4,750.20 2,613.00 3,087.63 3,325.14 0.00	Unit Price 443,669 199,895 236,204 188,203 150,000	Gross Sales 15,084,735 1,599,156 472,407 564,609 450,000 18,170,907
NET REALISATION				18,170,907	
OUTLAY					
ACQUISITION COSTS Residualised Price (1.05 Ha @ 2,563,147.5	58 /Hect)		2,691,305	2,691,305	
Stamp Duty Effective Stamp Duty Rate Agent Fee		4.67% 1.50%	125,565 40,370	2,001,000	
Legal Fee		0.75%	20,185	186,120	
CONSTRUCTION COSTS					
Construction Market Housing		Build Rate m ²	Cost		
AH - AR	3,230.00 638.40	1,626.00 1,626.00	5,251,980 1,038,038		
AH - SO	159.60	1,626.00	259,510		
AH - FH	<u>195.00</u>	1,626.00	317,070		
Totals	4,223.00 m ²	F 000/	6,866,598		
Contingency Site Works & Infrastructure	50.00 un	5.00% 10,455.00 /un	431,999 522,750		
CIL	30.00 un	1.00%	415,410		
S106	50.00 un	5,000.00 /un	250,000		
				8,486,758	
Other Construction					
Externals		15.00%	991,063		
Sustainability/Carbon Reduction Electric Vehicle Charging (market)	24.00 μη	5.00%	330,354		
Electric Vehicle Charging (Market) Electric Vehicle Charging (AH)	34.00 un 13.00 un	1,084.00 /un 1,303.00 /un	36,856 16,939		
M4(2) 100%	4,223.00 m ²	15.50	65,456		
M4(3)a 5% Market	3,230.00 m ²	5.75	18,572		
M4(3)b 10% AH	993.00 m ²	18.00	17,874		
BNG		0.50%	33,035		
SPA SRM	50.00 un	777.00 /un	38,850		
Itchen Catchment - N&P Mitigation	50.00 un	11,250.00 /un	562,500		
				2,111,501	
PROFESSIONAL FEES					
Professional Fees		10.00%	863,999	863,999	
DISPOSAL FEES				003,999	
Marketing & Sales Agent Fees		3.00%	545,127		
Sales Legal Fee	50.00 un	750.00 /un	37,500		
_				582,627	
MOOTH ANTONO 5550					
MISCELLANEOUS FEES AH Profit		6.00%	95,949		
Market Profit		17.50%	2,639,829		
First Homes Profit		12.00%	67,753		
			21,100	2,803,531	
FINANCE Debit Rate 6.500%, Credit Rate 0.000% (N	ominal)				
Land			363,406		
Construction			77,918		
Other			3,743	445.007	
Total Finance Cost				445,067	
TOTAL COSTS				18,170,907	
PROFIT				0	
				·	
Performance Measures					
Profit on Cost%		0.00%			
Profit on GDV%		0.00%			
Profit on NDV%		0.00%			

N/A

50 Mixed (Flats & Houses) Winchester Itchen Catchment Area

50 Mixed (Flats & Houses)
PDL
25% AH
VL6 £5,250/sq. m. @ CIL £192.91/sq. m.

50 Mixed (Flats & Houses) Winchester **Itchen Catchment Area**

Appraisal Summary for Phase 1 All Phases

Currency in £

Currency in £						
REVENUE						
Sales Valuation	Units	m²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment Net Sales
Market Housing	34	3,175.60	5,250.00	490,350	16,671,900	0 16,671,900
AH - AR	8	612.00	2,613.00	199,895	1,599,156	0 1,599,156
AH - SO	2	153.00		261,056	522,113	0 522,113
AH - FH	3	169.80		208,005	624,015	0 624,015
6% self-build			0.00			
Totals	<u>3</u> 50	0.00	0.00	150,000	450,000 10 967 194	<u>0</u> <u>450,000</u> 0 19.867.183
Totals	50	4,110.40			19,867,184	0 19,867,183
NET REALISATION				19,867,183		
NET REALISATION				13,007,103		
OUTLAY						
ACQUISITION COSTS						
Residualised Price (1.05 Ha @ 3,488,0	012.43 /Hect)		3,662,413			
				3,662,413		
Stamp Duty			174,121			
Effective Stamp Duty Rate		4.75%				
Agent Fee		1.50%	54,936			
Legal Fee		0.75%	27,468			
				256,525		
CONSTRUCTION COSTS			_			
Construction		Build Rate m ²	Cost			
Market Housing	3,230.00	1,626.00	5,251,980			
AH - AR	638.40	1,626.00				
AH - SO	159.60	1,626.00	259,510			
AH - FH	<u>195.00</u>	1,626.00	<u>317,070</u>			
Totals	4,223.00 m ²		6,866,598			
Contingency		5.00%	431,999			
Site Works & Infrastructure	50.00 un	10,455.00 /un	522,750			
CIL	=	1.00%	623,099			
S106	50.00 un	5,000.00 /un	250,000	0.004.447		
Other Construction				8,694,447		
Externals		15.00%	991,063			
Sustainability/Carbon Reduction		5.00%	330,354			
Electric Vehicle Charging (market)	34.00 un	1,084.00 /un	36,856			
Electric Vehicle Charging (Market)	13.00 un	1,303.00 /un	16,939			
M4(2) 100%	4,223.00 m ²	15.50	65,456			
M4(3)a 5% Market	3,230.00 m ²	5.75	18,572			
M4(3)b 10% AH	993.00 m ²	18.00	17,874			
BNG	993.00 111	0.50%	33,035			
SPA SRM	50.00 un	777.00 /un	38,850			
Itchen Catchment - N&P Mitigation		11,250.00 /un	562,500			
nonen Galenment - Nati Willigation	50.00 un	11,230.00 / 411	302,300	2,111,501		
				_, ,		
PROFESSIONAL FEES						
Professional Fees		10.00%	863,999			
				863,999		
DISPOSAL FEES				•		
Marketing & Sales Agent Fees		3.00%	596,016			
Sales Legal Fee	50.00 un	750.00 /un	37,500			
				633,516		
MISCELLANEOUS FEES						
AH Profit		6.00%	95,949			
Market Profit		17.50%	2,917,582			
First Homes Profit		12.00%	74,882	0.000 ***		
FINANCE				3,088,414		
FINANCE)/ /NI===!==!\					
Debit Rate 6.500%, Credit Rate 0.0009	% (Nominal)		400 555			
Land			480,039			
Construction			72,168			
Other Total Finance Cost			4,163	EEE 270		
TOTAL FINANCE COST				556,370		
TOTAL COSTS				19,867,183		
				, ,		
PROFIT						
				0		

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Performance Measures

0.00% 0.00% Profit on Cost% Profit on GDV% Profit on NDV% 0.00% Profit Erosion (finance rate 6.500) 0 mths 50 Mixed (Flats & Houses) Winchester East Hampshire Catchment Area

50 Mixed (Flats & Houses)
PDL
30% AH
VL4 £4,750/sq. m @ CIL £128.61/sq. m.

50 Mixed (Flats & Houses) Winchester

East Hampshire Catchment Area

Appraisal Summary for Phase 1 All Phases

Currency	in	£
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Performance Measures

Profit Erosion (finance rate 6.500)

Profit on Cost% Profit on GDV% Profit on NDV%

REVENUE							
Sales Valuation	Units	m²	Sales Rate m²				Net Sales
Market Housing	32	2,988.80	4,750.20	443,669	14,197,398		14,197,398
AH - AR	9	688.50	2,613.00	199,895	1,799,051	0	1,799,051
AH - SO AH - FH	2 4	153.00 226.40	3,087.63 3,325.14	236,204 188,203	472,407 752,812	0	472,407 752,812
6% self-build	<u>3</u>	0.00	0.00	150,000	<u>450,000</u>	<u>0</u>	<u>450,000</u>
Totals	5 <u>0</u>	4,05 6.70			17,671,667		17,671,667
NET REALISATION				17,671,667			
OUTLAY							
ACQUISITION COSTS							
Residualised Price (1.05 Ha @ 2,613,58	30.29 /Hect)		2,744,259				
	,			2,744,259			
Stamp Duty		4.070/	128,213				
Effective Stamp Duty Rate Agent Fee		4.67% 1.50%	41,164				
Legal Fee		0.75%	20,582				
				189,959			
00107011071011 00070							
CONSTRUCTION COSTS Construction	m²	Build Rate m ²	Cost				
Market Housing	3,040.00	1,626.00	4,943,040				
AH - AR	718.20	1,626.00	1,167,793				
AH - SO	159.60	1,626.00	259,510				
AH - FH	<u>260.00</u>	1,626.00	422,760				
Totals Contingency	4,177.80 m ²	5.00%	6,793,103 427,634				
Site Works & Infrastructure	50.00 un	10,455.00 /un	522,750				
CIL		1.00%	390,974				
S106	50.00 un	5,000.00 /un	250,000				
Other Construction				8,384,461			
Externals		15.00%	980,039				
Sustainability/Carbon Reduction		5.00%	326,680				
Electric Vehicle Charging (market)	32.00 un	1,084.00 /un	34,688				
Electric Vehicle Charging (AH)	15.00 un	1,303.00 /un	19,545				
M4(2) 100% M4(3)a 5% Market	4,177.80 m ² 3,040.00 m ²	15.50 5.75	64,756 17,480				
M4(3)b 10% AH	1,137.80 m ²	18.00	20,480				
BNG		0.50%	32,668				
SPA SRM	50.00 un	777.00 /un	38,850				
East Hampshire - N Mitigation only	50.00 un	5,365.00 /un	268,250	1,803,436			
				1,000,400			
PROFESSIONAL FEES							
Professional Fees		10.00%	855,268	055.000			
DISPOSAL FEES				855,268			
Marketing & Sales Agent Fees		3.00%	530,150				
Sales Legal Fee	50.00 un	750.00 /un	37,500				
				567,650			
MISCELLANEOUS FEES							
AH Profit		6.00%	107,943				
Market Profit		17.50%	2,484,545				
First Homes Profit		12.00%	90,337				
FINANCE				2,682,825			
Debit Rate 6.500%, Credit Rate 0.000%	(Nominal)						
Land	/		369,548				
Construction			70,682				
Other Total Finance Cost			3,579	443,809			
Total I mance Cost				-4 3,009			
TOTAL COSTS				17,671,667			
PROFIT				•			

0.00% 0.00%

0.00%

N/A

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15 HousesWinchesterItchen Catchment Area

15 Houses GF 35% AH VL4 £4,750/sq. m. @ CIL £128.61/sq. m.

15 Houses Winchester Itchen Catchment Area

Appraisal Summary for Phase 1 All Phases

Currency in £

Profit Erosion (finance rate 6.500)

REVENUE					
Sales Valuation	Units	m²	Sales Rate m ²	Unit Price	Gross Sales
Market Housing	10	981.00	4,750.20	465,995	4,659,946
AH - AR	3	264.00	2,613.00		689,832
AH - SO	1	88.00	3,087.63		271,711
AH - FH	1 15	<u>79.00</u>	3,325.14	262,686	<u>262,686</u>
Totals	15	1,412.00			5,884,176
NET REALISATION				5,884,176	
OUTLAY					
ACQUISITION COSTS Residualised Price (0.43 Ha @ 1,889,566.	81 /Hect)		812,514	919 514	
Stamp Duty			31,626	812,514	
Effective Stamp Duty Rate		3.89%	10.100		
Agent Fee		1.50% 0.75%	12,188		
Legal Fee		0.75%	6,094	49,907	
CONCEDUCTION COSTS				,	
CONSTRUCTION COSTS Construction	m²	Build Rate m ²	Cost		
Market Housing	981.00	1,600.00	1,569,600		
AH - AR	264.00	1,600.00	422,400		
AH - SO	88.00	1,600.00	140,800		
AH - FH	<u>79.00</u>	1,600.00	<u>126,400</u>		
Totals	1,412.00 m ²		2,259,200		
Contingency		5.00%	143,688		
Site Works & Infrastructure CIL	15.00 un	14,375.00 /un	215,625		
S106	15.00 un	1.00% 5,000.00 /un	126,166 75,000		
3100	10.00 un	3,000.00 /411	73,000	2,819,679	
Other Construction					
Externals		15.00%	317,760		
Sustainability/Carbon Reduction	40.00	5.80%	122,867		
Electric Vehicle Charging (market)	10.00 un	865.00 /un	8,650		
Electric Vehicle Charging (AH) M4(2) 100%	5.00 un 1,412.00 m²	865.00 /un 15.50	4,325		
M4(3)a 5% Market	981.00 m ²	5.75	21,886 5,641		
M4(3)b 10% AH	431.00 m ²	18.00	7,758		
BNG	.000	2.40%	50,842		
SPA SRM	15.00 un	777.00 /un	11,655		
Itchen Catchment - N&P Mitigation	15.00 un	11,250.00 /un	168,750		
				720,134	
PROFESSIONAL FEES					
Professional Fees		10.00%	287,375	007.075	
DISPOSAL FEES				287,375	
Marketing & Sales Agent Fees		3.00%	176,525		
Sales Legal Fee	15.00 un	750.00 /un	11,250		
				187,775	
MISCELLANEOUS FEES					
AH Profit		6.00%	41,390		
Market Profit		17.50%	815,491		
First Homes Profit		12.00%	31,522		
FINANCE				888,403	
Debit Rate 6.500%, Credit Rate 0.000% (N	lominal)				
Land	<i></i> /		82,513		
Construction			30,255		
Other			5,618		
Total Finance Cost				118,387	
TOTAL COSTS				5,884,174	
PROFIT					
				2	
Performance Measures					
Profit on Cost%		0.00%			
Profit on GDV%		0.00%			
Profit on NDV%		0.00%			

0 mths

15 HousesWinchesterItchen Catchment Area

15 Houses GF 35% AH VL6 £5,250/sq. m. @ CIL £192.91/sq. m.

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15 Houses Winchester Itchen Catchment Area

Appraisal Summary for Phase 1 All Phases

Currency in £

Currency in £					
REVENUE Sales Valuation Market Housing AH - AR AH - SO AH - FH Totals	Units 10 3 1 <u>1</u>	m² 981.00 264.00 88.00 79.00 1,412.00	Sales Rate m ² 5,250.00 2,613.00 3,412.50 3,675.00	515,025 229,944	Gross Sales 5,150,250 689,832 300,300 290,325 6,430,707
NET REALISATION				6,430,707	
OUTLAY					
ACQUISITION COSTS Residualised Price (0.43 Ha @ 2,642,002	2.59 /Hect)		1,136,061		
Stamp Duty			47,803	1,136,061	
Effective Stamp Duty Rate		4.21%	47,803		
Agent Fee		1.50%	17,041		
Legal Fee		0.75%	8,520	70.004	
				73,364	
CONSTRUCTION COSTS					
Construction	m²	Build Rate m ²	Cost		
Market Housing	981.00	1,600.00	1,569,600		
AH - AR	264.00	1,600.00	422,400		
AH - SO AH - FH	88.00 <u>79.00</u>	1,600.00 1,600.00	140,800 <u>126,400</u>		
Totals	1,412.00 m ²	1,000.00	2,259,200		
Contingency	1,412.00	5.00%	143,688		
Site Works & Infrastructure	15.00 un	14,375.00 /un	215,625		
CIL		1.00%	189,245		
S106	15.00 un	5,000.00 /un	75,000	0 000 757	
Other Construction				2,882,757	
Externals		15.00%	317,760		
Sustainability/Carbon Reduction		5.80%	122,867		
Electric Vehicle Charging (market)	10.00 un	865.00 /un	8,650		
Electric Vehicle Charging (AH)	5.00 un	865.00 /un	4,325		
M4(2) 100%	1,412.00 m ²	15.50	21,886		
M4(3)a 5% Market M4(3)b 10% AH	981.00 m ² 431.00 m ²	5.75 18.00	5,641 7,758		
BNG	431.00 111	2.40%	50,842		
SPA SRM	15.00 un	777.00 /un	11,655		
Itchen Catchment - N&P Mitigation	15.00 un	11,250.00 /un	168,750		
				720,134	
PROFESSIONAL FEES					
Professional Fees		10.00%	287,375		
			•	287,375	
DISPOSAL FEES					
Marketing & Sales Agent Fees	15 00 up	3.00%	192,921		
Sales Legal Fee	15.00 un	750.00 /un	11,250	204,171	
				201,171	
MISCELLANEOUS FEES					
AH Profit		6.00%	41,390		
Market Profit First Homes Profit		17.50% 12.00%	901,294 34,839		
Flist Homes From		12.00%	34,639	977,523	
FINANCE				,020	
Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Land			114,564		
Construction Other			28,452 6,306		
Total Finance Cost			6,306	149,321	
. 3.4				. 10,021	
TOTAL COSTS				6,430,707	
PROFIT				0	

Performance Measures

 Profit on Cost%
 0.00%

 Profit on GDV%
 0.00%

 Profit on NDV%
 0.00%

 Profit Erosion (finance rate 6.500)
 N/A

15 Houses Winchester East Hampshire Catchment Area

15 Houses GF 40% AH VL4 £4,750/sq. m @ CIL £128.61/sq. m.

15 Houses Winchester

East Hampshire Catchment Area

Appraisal Summary for Phase 1 All Phases

Currency	in	£
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Profit on Cost%

Profit on GDV% Profit on NDV%

Profit Erosion (finance rate 6.500)

•							
REVENUE							
Sales Valuation	Units	m²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment I	Net Sales
		882.90				•	
Market Housing	9		4,750.20	465,995	4,193,952		4,193,952
AH - AR	4	352.00	2,613.00	229,944	919,776	0	919,776
AH - SO	1	88.00	3,087.63	271,711	271,711	0	271,711
AH - FH	<u>1</u>	<u>79.00</u>	3,325.14	262,686	<u> 262,686</u>	<u>0</u>	<u> 262,686</u>
Totals	15	1,401.90			5,648,125	0	5,648,125
		,			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		,
NET REALISATION				5,648,125			
OUTLAY							
ACQUISITION COSTS							
Residualised Price (0.43 Ha @ 1,828,4	87.09 /Hect)		786,249				
, , ,	,		,	786,249			
Stamp Duty			30,312				
Effective Stamp Duty Rate		3.86%	30,312				
			11 701				
Agent Fee		1.50%	11,794				
Legal Fee		0.75%	5,897				
				48,003			
CONSTRUCTION COSTS							
Construction	m²	Build Rate m ²	Cost				
Market Housing	882.90	1,600.00	1,412,640				
AH - AR	352.00		563,200				
AH - SO	88.00	,	140,800				
AH - FH	79.00	1,600.00	126,400				
		1,000.00					
Totals	1,401.90 m²	= 000/	2,243,040				
Contingency		5.00%	142,735				
Site Works & Infrastructure	15.00 un	14,375.00 /un	215,625				
CIL		1.00%	113,550				
S106	15.00 un	5,000.00 /un	75,000				
		,	,	2,789,950			
Other Construction				_,:,			
Externals		15.00%	315,336				
		5.80%	121,930				
Sustainability/Carbon Reduction	0.00						
Electric Vehicle Charging (market)	9.00 un		7,785				
Electric Vehicle Charging (AH)	6.00 un	865.00 /un	5,190				
M4(2) 100%	1,401.90 m ²	15.50	21,729				
M4(3)a 5% Market	882.90 m ²	5.75	5,077				
M4(3)b 10% AH	519.00 m ²	18.00	9,342				
BNG		2.40%	50,454				
SPA SRM	15.00 un		11,655				
East Hampshire - N Mitigation only	15.00 un	5,365.00 /un	80,475				
East Hampshire - N Willigation only	15.00 un	5,365.00 /un	60,475	600.070			
				628,973			
DDOFFECIONAL FEEC							
PROFESSIONAL FEES		10.000/	005 474				
Professional Fees		10.00%	285,471				
				285,471			
DISPOSAL FEES							
Marketing & Sales Agent Fees		3.00%	169,444				
Sales Legal Fee	15.00 un	750.00 /un	11,250				
-			•	180,694			
				,			
MISCELLANEOUS FEES							
AH Profit		6.00%	55,187				
Market Profit		17.50%	733,942				
First Homes Profit		12.00%	31,522	000			
				820,650			
FINANCE							
Debit Rate 6.500%, Credit Rate 0.000%	% (Nominal)						
Land			79,551				
Construction			23,665				
Other			4,919				
Total Finance Cost			1,0.0	108,135			
Total I mande dost				100,100			
TOTAL COSTS				5,648,125			
IOIAL GOOIG				3,040,123			
PROFIT							
FNUFII				^			
				0			
Dorformores Mass							
Performance Measures Profit on Cost%		0.00%					
F10111 001 U.OSE%		0.00%					

0.00% 0.00% 0.00%

N/A

15 HousesWinchesterItchen Catchment Area

15 Houses PDL 25% AH VL4 £4,750/sq. m. @ CIL £128.61/sq. m.

Net Sales 5,125,941 459,888 271,711

262,686 **6,120,226**

15 Houses Winchester Itchen Catchment Area

Appraisal Summary for Phase 1 All Phases

Currency	in	£
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Currency in £						
REVENUE		_				
Sales Valuation	Units		Sales Rate m ²			-
Market Housing	11	1,079.10	4,750.20	465,995	5,125,941	0
AH - AR AH - SO	2	176.00 88.00	2,613.00 3,087.63	229,944 271,711	459,888 271,711	0 0
AH - FH	1	79.00	3,325.14	262,686	<u>262,686</u>	
Totals	15	1,422.10	0,020.14	202,000	6,120,226	<u>0</u> 0
NET REALISATION		·		6,120,226		
OUTLAY						
ACQUISITION COSTS						
Residualised Price (0.31 Ha @ 3,282,612	2.40 /Hect)		1,017,610			
•	•			1,017,610		
Stamp Duty			41,880			
Effective Stamp Duty Rate		4.12%				
Agent Fee		1.50%	15,264			
Legal Fee		0.75%	7,632	64,777		
				04,777		
CONSTRUCTION COSTS						
Construction	m²	Build Rate m ²	Cost			
Market Housing	1,079.10	1,600.00	1,726,560			
AH - AR	176.00	1,600.00	281,600			
AH - SO	88.00	1,600.00	140,800			
AH - FH	79.00	1,600.00	<u>126,400</u>			
Totals	1,422.10 m ²	5.00%	2,275,360			
Contingency Site Works & Infrastructure	15.00 un	10,455.00 /un	139,672 156,825			
CIL	15.00 un	1.00%	138,783			
S106	15.00 un	5,000.00 /un	75,000			
		•	,	2,785,640		
Other Construction						
Externals		15.00%	320,184			
Sustainability/Carbon Reduction	44.00	5.80%	123,804			
Electric Vehicle Charging (market) Electric Vehicle Charging (AH)	11.00 un 4.00 un	865.00 /un 865.00 /un	9,515 3,460			
M4(2) 100%	1,422.10 m ²	15.50	22,043			
M4(3)a 5% Market	1,079.10 m ²	5.75	6,205			
M4(3)b 10% AH	343.00 m ²	18.00	6,174			
BNĠ		0.50%	10,673			
SPA SRM	15.00 un	777.00 /un	11,655			
Itchen Catchment - N&P Mitigation	15.00 un	11,250.00 /un	168,750			
				682,463		
PROFESSIONAL FEES						
Professional Fees		10.00%	279,344			
			·	279,344		
DISPOSAL FEES						
Marketing & Sales Agent Fees	45.00	3.00%	183,607			
Sales Legal Fee	15.00 un	750.00 /un	11,250	194,857		
				134,037		
MISCELLANEOUS FEES						
AH Profit		6.00%	27,593			
Market Profit		17.50%	897,040			
First Homes Profit		12.00%	31,522	050 455		
FINANCE				956,155		
Debit Rate 6.500%, Credit Rate 0.000% ((Nominal)					
Land	,,		103,125			
Construction			29,923			
Other			6,330			
Total Finance Cost				139,378		
TOTAL COSTS				6,120,224		
PROFIT						
				_		

2

Performance Measures

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	0 mths

15 Houses Winchester Itchen Catchment Area

15 Houses PDL 25% AH VL6 £5,250/sq. m. @ CIL £192.91/sq. m.

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15 Houses Winchester Itchen Catchment Area

Appraisal Summary for Phase 1 All Phases

Currency in £

Currency in £					
REVENUE Sales Valuation Market Housing AH - AR AH - SO AH - FH Totals	Units 11 2 1 1 15	m² 1,079.10 176.00 88.00 79.00 1,422.10	Sales Rate m ² 5,250.00 2,613.00 3,412.50 3,675.00	Unit Price 515,025 229,944 300,300 290,325	Gross Sales 5,665,275 459,888 300,300 290,325 6,715,788
NET REALISATION				6,715,788	
OUTLAY					
ACQUISITION COSTS Residualised Price (0.31 Ha @ 4,416,468.1	4 /Hect)		1,369,105		
Stamp Duty			59,455	1,369,105	
Effective Stamp Duty Rate		4.34%			
Agent Fee Legal Fee		1.50% 0.75%	20,537 10,268		
Legairee		0.7376	10,200	90,260	
CONSTRUCTION COSTS					
Construction		Build Rate m²	Cost		
Market Housing	1,079.10	1,600.00	1,726,560		
AH - AR AH - SO	176.00 88.00	1,600.00 1,600.00	281,600 140,800		
AH - FH	79.00	1,600.00	126,400		
Totals	1,422. 10 m²	·	2,275,360		
Contingency		5.00%	139,672		
Site Works & Infrastructure CIL	15.00 un	10,455.00 /un 1.00%	156,825 208,169		
S106	15.00 un	5,000.00 /un	75,000		
	10.00 a	0,000.0074	70,000	2,855,026	
Other Construction					
Externals		15.00%	320,184		
Sustainability/Carbon Reduction Electric Vehicle Charging (market)	11.00 un	5.80% 865.00 /un	123,804 9,515		
Electric Vehicle Charging (Market)	4.00 un	865.00 /un	3,460		
M4(2) 100%	1,422.10 m ²	15.50	22,043		
M4(3)a 5% Market	1,079.10 m ²	5.75	6,205		
M4(3)b 10% AH	343.00 m ²	18.00	6,174		
BNG SPA SRM	15.00 un	0.50% 777.00 /un	10,673 11,655		
Itchen Catchment - N&P Mitigation	15.00 un	11,250.00 /un	168,750		
		,	,.	682,463	
PROFESSIONAL FEES					
Professional Fees		10.00%	279,344		
				279,344	
DISPOSAL FEES		2.00%	201 474		
Marketing & Sales Agent Fees Sales Legal Fee	15.00 un	3.00% 750.00 /un	201,474 11,250		
			,	212,724	
MISSELL ANEQUE FEES					
MISCELLANEOUS FEES AH Profit		6.00%	27,593		
Market Profit		17.50%	991,423		
First Homes Profit		12.00%	34,839		
EINANCE				1,053,855	
FINANCE Debit Rate 6.500%, Credit Rate 0.000% (No.	ominal)				
Land			137,290		
Construction			28,647		
Other			7,073	470.041	
Total Finance Cost				173,011	
TOTAL COSTS				6,715,788	
PROFIT				0	

Performance Measures

 Profit on Cost%
 0.00%

 Profit on GDV%
 0.00%

 Profit on NDV%
 0.00%

 Profit Erosion (finance rate 6.500)
 0 mths

15 Houses Winchester East Hampshire Catchment Area

15 Houses PDL 30% AH VL4 £4,750/sq. m @ CIL £128.61/sq. m.

15 Houses Winchester

East Hampshire Catchment Area

Appraisal Summary for Phase 1 All Phases

Currency in £

Performance Measures
Profit on Cost%

Profit Erosion (finance rate 6.500)

Profit on GDV%
Profit on NDV%

•					
REVENUE					
Sales Valuation	Units	m²	Sales Rate m ²	Unit Price	Gross Sales
Market Housing	10	981.00	4,750.20	465,995	4,659,946
AH - AR	3	264.00	2,613.00	229,944	689,832
AH - SO	1	88.00	3,087.63	271,711	271,711
AH - FH	<u>1</u>	<u>79.00</u>	3,325.14	262,686	<u>262,686</u>
Totals	15	1,412.00			5,884,176
NET DE MIGATION				5 00 4 4 7 0	
NET REALISATION				5,884,176	
OUTLAY					
ACQUISITION COSTS					
Residualised Price (0.31 Ha @ 3,196,894.26	3 /Hect)		991,037		
1100100011100 (0.01110 (0.01110	371.1001)		001,007	991,037	
Stamp Duty			40,552	001,001	
Effective Stamp Duty Rate		4.09%	,,,,,,		
Agent Fee		1.50%	14,866		
Legal Fee		0.75%	7,433		
			,	62,850	
CONSTRUCTION COSTS					
Construction	m²	Build Rate m ²	Cost		
Market Housing	981.00	1,600.00	1,569,600		
AH - AR	264.00	1,600.00	422,400		
AH - SO	88.00	1,600.00	140,800		
AH - FH	79.00	1,600.00	126,400		
Totals	1,412.00 m ²		2,259,200		
Contingency		5.00%	138,735		
Site Works & Infrastructure	15.00 un	10,455.00 /un	156,825		
CIL		1.00%	126,166		
S106	15.00 un	5,000.00 /un	75,000		
				2,755,927	
Other Construction					
Externals		15.00%	317,760		
Sustainability/Carbon Reduction		5.80%	122,867		
Electric Vehicle Charging (market)	10.00 un	865.00 /un	8,650		
Electric Vehicle Charging (AH)	5.00 un	865.00 /un	4,325		
M4(2) 100%	1,412.00 m ²	15.50	21,886		
M4(3)a 5% Market	981.00 m ²	5.75	5,641		
M4(3)b 10% AH	431.00 m ²	18.00	7,758		
BNG		0.50%	10,592		
SPA SRM	15.00 un	777.00 /un	11,655		
East Hampshire - N Mitigation only	15.00 un	5,365.00 /un	80,475		
				591,609	
DDOFFOOIONAL FEFO					
PROFESSIONAL FEES		40.000/	077 470		
Professional Fees		10.00%	277,470	277 470	
DISDOSAL FEES				277,470	
DISPOSAL FEES Marketing & Sales Agent Fees		3.00%	176,525		
Sales Legal Fee	15.00 un	750.00 /un	11,250		
Sales Legal Fee	15.00 un	750.00 /un	11,230	187,775	
				167,775	
MISCELLANEOUS FEES					
AH Profit		6.00%	41,390		
Market Profit		17.50%	815,491		
First Homes Profit		12.00%	31,522		
T HOL FIGHTES T TORK		12.0070	01,022	888,403	
FINANCE				000, 100	
Debit Rate 6.500%, Credit Rate 0.000% (No	minal)				
Land			99,944		
Construction			23,530		
Other			5,630		
Total Finance Cost			3,000	129,104	
. 5.6. () () ()				.20,10-7	
TOTAL COSTS				5,884,176	
PROFIT					
				0	

0.00%

0.00% 0.00%

0 mths