

<b><u>Collie Cottage, Cardiff Road, Dinas Powys</u></b>	
<b>Construction Costs</b>	<b>Amount</b>
Value of land already owned by applicant	£20000.00
Land Purchased	£50000.00
Solicitor	£848.80
Air test	£576.00
Energy test performance	£228.00
Planning application fees	£380.00
Architect fees	£1000.00
Building Regs	£723.60
Planning Consultants fees plus VAT	£2400.00
Clear site of all top soil & cart away	£2000.00
28m excavate foundations to 1m deep	£2500.00
* cubic metres, lay concrete foundations to house	£1600.00
56m build new brick and block foundations	£3000.00
50m squared lay clean hardcore to over site	£1500.00
50m squared lay membrane & insulation with 6inch concrete over site	£4400.00
400m squared brickwork and blocker to house	£10000.00
external render	£5000.00
internal render and skim	£6000.00
floor screed	£1000.00
scaffolding	£3000.00
windows	£8600.00
roof trusses	£1000.00
slate into roof	£4000.00
electric	£4600.00
drainage	£3000.00
services electric water and gas	£5547.00
plumbing 2 bathrooms and downstairs toilet	£10519.70
central heating - See above	£0.00
carpentry joists, skirting flooring, doors, architrave, stairs	£9000.00
Kitchen	£4500.00

<b>crossover</b>		£5000.00
<b>fencing to rear side</b>		£2000.00
<b>brick paviers</b>		£5000.00
<b>barrier services</b>		£4954.58
<b>external painting</b>		£3000.00
<b>internal painting</b>		£4000.00
<b>New garage &amp; electric door</b>		£8000.00
<b>tiles to bathrooms floor sand walls</b>		£3000.00
<b>Marketing and sales agents costs at 1.5% plus VAT of £197,500</b>		£3555.00
<b>Finance Costs at 4.5% of market value</b>		£8,887.50
<b>Total Construction Costs:</b>		<b>£214320.18</b>

### Residual Value Calculation

Sales value:	197,500
Costs	-214,320.00
Residual vale:	-16,820
Council require	-40,716
Loss of	-57,536