

Bolston House, Bonvilston, Vale of Glamorgan (March 24)
VIABILITY APPRAISAL 14no. units- EXC s.106 Contributions

Development Appraisal
NP Linnells
04 April 2024

Bolston House, Bonvilston, Vale of Glamorgan (March 24)
VIABILITY APPRAISAL 14no. units- EXC s.106 Contributions

Table of Profit Amount and Profit on GDV%

| Sales: Gross Sales | | | | | |
|--------------------------|----------|----------|------------|------------|------------|
| Construction: Gross Cost | -5.000% | -2.500% | 0.000% | +2.500% | +5.000% |
| -5.000% | £594,182 | £821,357 | £1,048,533 | £1,275,050 | £1,501,300 |
| | 6.926% | 9.329% | 11.612% | 13.776% | 15.834% |
| -2.500% | £459,587 | £686,763 | £913,939 | £1,141,082 | £1,367,331 |
| | 5.357% | 7.800% | 10.121% | 12.328% | 14.421% |
| 0.000% | £324,993 | £552,169 | £779,345 | £1,006,521 | £1,233,362 |
| | 3.788% | 6.272% | 8.631% | 10.875% | 13.008% |
| +2.500% | £190,399 | £417,575 | £644,751 | £871,927 | £1,099,103 |
| | 2.219% | 4.743% | 7.140% | 9.420% | 11.592% |
| +5.000% | £55,805 | £282,981 | £510,157 | £737,333 | £964,509 |
| | 0.651% | 3.214% | 5.650% | 7.966% | 10.173% |

Sensitivity Analysis : Assumptions for Calculation

Sales: Gross Sales

Original Values are varied by Steps of 2.500%.

| Heading | Phase | Amount | No. of Steps |
|-------------------------------|-------|------------|----------------|
| Plot 1 | 1 | £1,150,000 | 2.00 Up & Down |
| Plot 2 | 1 | £900,000 | 2.00 Up & Down |
| Plot 3 | 1 | £900,000 | 2.00 Up & Down |
| Plot 4 | 1 | £900,000 | 2.00 Up & Down |
| Plot 5 | 1 | £695,000 | 2.00 Up & Down |
| Plot 6 | 1 | £625,000 | 2.00 Up & Down |
| Plot 7 | 1 | £950,000 | 2.00 Up & Down |
| Plot 8 | 1 | £1,100,000 | 2.00 Up & Down |
| Plots 9 - Semi Det | 1 | £400,000 | 2.00 Up & Down |
| Plots 11 & 13 - GF 1 bed flat | 1 | £380,000 | 2.00 Up & Down |
| Plot 12 - FF 2 bed flat | 1 | £320,000 | 2.00 Up & Down |
| Plot 14 - FF 2 bedflat | 1 | £310,000 | 2.00 Up & Down |
| Plot 10 -Semi Det | 1 | £400,000 | 2.00 Up & Down |

Construction: Gross Cost

Original Values are varied by Steps of 2.500%.

| Heading | Phase | Amount | No. of Steps |
|-------------------------------|-------|----------|----------------|
| Plot 1 | 1 | £568,234 | 2.00 Up & Down |
| Plot 2 | 1 | £457,949 | 2.00 Up & Down |
| Plot 3 | 1 | £448,218 | 2.00 Up & Down |
| Plot 4 | 1 | £448,218 | 2.00 Up & Down |
| Plot 5 | 1 | £343,093 | 2.00 Up & Down |
| Plot 6 | 1 | £299,746 | 2.00 Up & Down |
| Plot 7 | 1 | £482,129 | 2.00 Up & Down |
| Plot 8 | 1 | £584,305 | 2.00 Up & Down |
| Plots 9 - Semi Det | 1 | £163,933 | 2.00 Up & Down |
| Plots 11 & 13 - GF 1 bed flat | 1 | £173,141 | 2.00 Up & Down |
| Plot 12 - FF 2 bed flat | 1 | £159,597 | 2.00 Up & Down |
| Plot 14 - FF 2 bedflat | 1 | £140,328 | 2.00 Up & Down |
| Plot 10 -Semi Det | 1 | £163,933 | 2.00 Up & Down |