

Client Elmfield Spinney Development Limited
Project Residential development and associated works
Location Elmfield House, Petersfinger Road, Petersfinger, Salisbury, SP5 3BZ
Document Indicative Build Cost Estimate - 28No Unit Scheme
Sheet Summary
Version 1
Date November 2023

COTESBURY

REF	DESCRIPTION	SUM	£/msq	£ / DWELLING
	Dwellings (excluding communal area to flats)		3,046	28
1	Preliminaries	£779,000	£256	£27,821
2	Fees & Charges	£175,000	£57	£6,250
3	Substructure	£739,000	£243	£26,393
4	Superstructure	£3,740,000	£1,228	£133,571
5	External Works	£796,000	£261	£28,429
6	Drainage	£518,000	£170	£18,500
7	External Services	£327,000	£107	£11,679
8	SUB-TOTAL	£7,074,000	£2,322	£252,643
9	Risk Contingency @ 5.0%	£353,700	£116	£12,632
10	TOTAL	£7,427,700	£2,439	£265,275
11	Inflation from Base Date to forecast Start on Site			
	TOTAL INCLUDING INFLATION			
	Abnormal Costs including in the above costs			
	Extra over for pile foundations	£333,710		
	Single garages	£20,000		
	MVHR	£64,100		
	Extra over for acoustic glazing	£28,500		
	Dwelling ecology measures	£13,500		
	Bridge over the swale	£15,000		
	aExtra over for Acoustic fence (extra over)	£33,600		
	Bin store	£7,500		
	Externals ecology	£2,350		
	Adopted foul pump station and compound	£120,000		
	EV car charger	£126,000		
	Electrical substation	£50,000		
	Sub-Total	£460,550	£151	£16,448
	TOTAL EXCLUDING ABNORMALS AND CONTINGENCY	£6,967,150	£2,287	£248,827

Drawings

Proposed Site Layout Plan - PSA Architecture drawing 963 dated 08-2023

Assumptions.

Tenure Mixed tenure mix as per issued drawing
 Earthworks Cut and fill not provided by consultants - WPH exercise used to inform quantities
 Superstructure ASHP, Solar PV
 Delivery Single phase 18 months
 Warranty: LABC including Insolvency Cover or similar assumed
 VAT Nil VAT included
 Contingency 5% client contingency
 Fees: Design, professional fees & other contributions not listed, have been excluded.