

Client Elmfield Spinney Development Limited
Project Residential development and associated works
Location Land at Elmfield, Petersfinger Road, Salisbury, Wiltshire, SP5 3BZ
Document Planning Financial Viability Assessment
Sheet BUILD SUMMARY
Sheet Nr 10
Version 1
Date November 2023

COTESBURY

REF	DESCRIPTION	ASSESSMENT 1 - 21no UNITS		
		New Build	Conversion	Total
	Number of Units	15	6	21
	Total GIFA	2,043.7	698.2	2,741.9
	Total GIFA %	74.54%	25.46%	100.00%
	Preliminaries	£580,640	£198,360	£779,000
	Fees & Charges	£130,439	£44,561	£175,000
	Substructure	£739,000	£0	£739,000
	Superstructure	£2,787,667	£952,333	£3,740,000
	External Works	£593,311	£202,689	£796,000
	Drainage	£386,099	£131,901	£518,000
	External Services	£243,734	£83,266	£327,000
	SUB-TOTAL	£5,460,890	£1,613,110	£7,074,000
	Risk Contingency @ 5.0%	£273,044	£80,656	£353,700
	TOTAL	£5,733,934	£1,693,766	£7,427,700
	VAT at 20% of conversion of costs	£0	£338,753	£338,753
	TOTAL INCLUDING VAT	£5,733,934	£2,032,519	£7,766,453