

**DEVELOPMENT OF 2 RESIDENTIAL UNITS****RESIDUAL GROSS PROFIT FEASIBILITY**

<b>SYNOPSIS OF FEASIBILITY</b>			<b>INDICATORS</b>	
			<b>% age revenue</b>	<b>per PD unit</b>
<b>Total Revenue</b>		<b>823,400</b>	100.00%	411,700
Land and Associated Costs	-		0.00%	0
Construction	785,035		95.34%	392,518
Fees	82,008		9.96%	41,004
Sales and Marketing	17,968		2.18%	8,984
<b>Total Costs</b>		<b>885,011</b>	107.48%	442,506
<b>RESIDUAL GROSS PROFIT (inc all Bank &amp; Interest Charges)</b>		<b>- 61,611</b>	-7.48%	-30,806

**REVENUE**

<b>Ref</b>	<b>Description</b>	<b>Area</b>	<b>£/m2</b>	<b>£/Plot</b>	<b>Total Revenue</b>
1	Sale of Plot 1	179	2300	411,700.00	411,700.00
2	Sale of Plot 2	179	2300	411,700.00	411,700.00
<b>TOTAL REVENUE</b>					<b>823,400.00</b>

**COSTS****Land and Associated Costs**

Assumed that NIL Land Cost applies

TOTAL LAND AND ASSOCIATED COSTS

**Construction Costs****Works General to Both Sites**

Demolition of Buildings as per quote from Morris Senior (copy attached)	65,000
Removal of Existing Trees	1,000
Upgrade existing Access Road	10,000
Upgrade to Junction with Adopted Road	5,000

**House Erection Costs**

Plot 1 Construction Costs as per attached Estimate	333,326
Plot 2 Construction Costs as per attached Estimate	333,326

**Contingency**

5.0% of £ 747,653 37,383

TOTAL OF CONSTRUCTION COSTS

**Professional & Local Authority Fees**

Architect	5.0% of	785,035	39,252
Engineer	1.8% of	785,035	14,131
Employers Agent/ QS	1.7% of	785,035	13,346
Planning Applications			1,000
Building Warrant Appl'tions			4,280
Developer Contributions			8,000
Sundry Fees	2	units @ £ 1,000.00	2,000

TOTAL OF PROFESSIONAL FEES

**Sales and Marketing**

PD Sales Costs (Marketing)	2.0%	of revenue	823,400	16,468
Solicitors Fees	2	Plots @	750	1,500

TOTAL OF SALES AND MARKETING

**Burnside Poultry Units, Clinterty, Aberdeen**
**House Construction Cost**

<b><u>Builderwork</u></b>					
Initial General Earthworks		Sum			5,000.00
Substructure	129	m <sup>2</sup>	115.00		14,835.00
External Walls - blockwork and smooth render	85	m <sup>2</sup>	90.00		7,650.00
<b><u>Joinerwork</u></b>					
Supply and Deliver Full Timber Kit	203	m <sup>2</sup>	375.00		76,125.00
Erect Timber Kit	203	m <sup>2</sup>	120.00		24,360.00
Crainage associated with above		Sum			2,000.00
Timber Linings	163	m <sup>2</sup>	80.00		13,040.00
Supply and Fit Kitchen/ Utility Units		Sum			15,000.00
Supply and Fit Vanity Units		Sum			4,000.00
<b><u>Roof Sheeting</u></b>					
Roof Sheeting, inc all accessories	205	m <sup>2</sup>	85.00		17,425.00
<b><u>Electrical Work</u></b>					
Allowance per square metre	203	m <sup>2</sup>	45.00		9,135.00
<b><u>Plumberwork/ Heating</u></b>					
Water Installation	203	m <sup>2</sup>	15.00		3,045.00
SVP/ Waste Water	3	Nr	600.00		1,800.00
Allowance for Sanitaryware		Sum			7,500.00
Hot Water Cylinder	1	Nr	1,000		1,000.00
Boiler	1	Nr	1,500		1,500.00
Radiators	17	Nr	400.00		6,800.00
Gutters and Downpipes	60	m	15.00		900.00
Wood burning Stove, Flue and Hearth	1	Nr	5,000		5,000.00

## Burnside Poultry Units, Clinterty, Aberdeen

## House Construction Cost

<b><u>Taping and Painting</u></b>				
Allowance per square metre	203	m <sup>2</sup>	45.00	9,135.00
<b><u>Floor and Wall Finishes</u></b>				
Allowance for Wall Finish to Wet Areas	40	m <sup>2</sup>	85.00	3,400.00
<b><u>External Works</u></b>				
<b><u>Site Works</u></b>				
Driveway and Parking	285	m <sup>2</sup>	45.00	12,825.00
Paths/ Patio	75	m <sup>2</sup>	65.00	4,875.00
Landscaping/ Grass		Sum		3,000.00
Fencing	112	m	15.00	1,680.00
<b><u>Drainage</u></b>				
Surface Water Drains	150	m	35.00	5,250.00
Soakaway		Sum		3,000.00
Foul Water Drains	120	m	35.00	4,200.00
Septic Tank & Soakaways		Sum		7,500.00
<b><u>Services</u></b>				
Tracking Generally	200	m	25.00	5,000.00
Electricity Connection		Sum		5,000.00
Water Connection		Sum		1,500.00
Sub-total				282,480.00
Main Contractors Preliminaries		18%		50,846.40
<b>TOTAL CARRIED TO SUMMARY</b>			<b>£</b>	<b>333,326.40</b>