



PATHFINDER
DEVELOPMENT CONSULTANTS

Pathfinder

SCHEME VIABILITY APPRAISAL

37 Albion Street, Southwick.

BASE OPTION

15/05/2026

OMV Houses for Sale:

0% affordable

Nr.	Unit Type	m2	£/sqft	£/Unit	GDV £
1	1B Flat	53.00	£575.00	£328,029.85	£328,029.85
1	1B Flat	54.50	£575.00	£337,313.72	£337,313.72
3	1B Flat	60.00	£575.00	£371,354.55	£1,114,063.65
1	2B Flat	68.60	£575.00	£424,582.04	£424,582.04
1	2B Flat	71.10	£575.00	£440,055.14	£440,055.14
3	2B Flat	63.40	£575.00	£392,397.97	£1,177,193.92
8	2B Flat	65.10	£575.00	£402,919.69	£3,223,357.49
3	2B Flat	63.80	£575.00	£394,873.67	£1,184,621.01
3	2B Flat	63.50	£575.00	£393,016.90	£1,179,050.70
4	2B Flat	67.00	£575.00	£414,679.25	£1,658,716.99
2	2B Flat	77.90	£575.00	£482,141.99	£964,283.98
2	3B Flat	92.10	£575.00	£570,029.23	£1,140,058.47
		0.00	£0.00	£0.00	£0.00
32		2,128.10			£13,171,326.96

Appraisal Value of Affordable Homes:

Nr.	Unit Type	m2	£/m2	£/Unit	GDV £
		0.00	£0.00	£0.00	£0.00
		0.00	£0.00	£0.00	£0.00
		0.00	£0.00	£0.00	£0.00
		0.00	£0.00	£0.00	£0.00
0		0			£0.00 45/75%

Sub TOTAL GROSS VALUE **£13,171,326.96**

LESS

Residential & Commercial - Design & Build Costs (inc Abnormals)	£9,669,822.00
S106 Contributions	£0.00
Marketing & Sales Costs (£500 legals per property plus 0.75% Agent Fees)	£0.00
Marketing & Sales Costs (£900 legals plus 2.5% GDV on private units)	£358,083.17
Site Acquisition Costs (SDLT, Agents Fees & Legal Fees 1.5%)	£11,665.00
Overheads & Profit (say 6% on GDV for affordables)	£0.00
Overheads & Profit (say 20% on GDV for private units)	£2,634,265.39
	£12,673,835.57

Finance Costs 7% £606,470.53

Sub TOTAL COSTS **£13,280,306.10** £10,646,040.71

RESIDUAL LAND VALUE **-£108,979.14**

Benchmark Value

£341,000 per flat £10,656.25

-32%

SDLT:				£341,000
Up to	£	150,000	0%	£ -
next	£	100,000	2%	£2,000
over	£	250,000	5%	£4,550
Total				£6,550

Pathfinder																								
	Adur		OPTION base		Interest		£606,470.53																	
CASHFLOW																								
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Expenditure:																								
Land	£341,000	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Land Acq Costs	£11,665	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
D&B + Costs	£0	£0	£0	£743,832	£743,832	£743,832	£743,832	£743,832	£743,832	£743,832	£743,832	£743,832	£743,832	£743,832	£743,832	£743,832	£0	£0	£0	£0	£0	£0	£0	£0
Total Expenditure	£352,665	£0	£0	£743,832	£743,832	£743,832	£743,832	£743,832	£743,832	£743,832	£743,832	£743,832	£743,832	£743,832	£743,832	£743,832	£0	£0	£0	£0	£0	£0	£0	£0
Income:																								
Open Market	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£1,646,416	£1,646,416	£1,646,416	£1,646,416	£1,646,416	£1,646,416	£1,646,416	£1,646,416
Affordables	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Total Income	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£1,646,416	£1,646,416	£1,646,416	£1,646,416	£1,646,416	£1,646,416	£1,646,416	£1,646,416
Net Borrowing	£352,665	£0	£0	£743,832	£743,832	£743,832	£743,832	£743,832	£743,832	£743,832	£743,832	£743,832	£743,832	£743,832	£743,832	£743,832	-£1,646,416	-£1,646,416	-£1,646,416	-£1,646,416	-£1,646,416	-£1,646,416	-£1,646,416	-£1,646,416
Total Borrowed	£352,665	£354,722	£356,791	£1,102,705	£1,852,970	£2,607,612	£3,366,655	£4,130,126	£4,898,051	£5,670,456	£6,447,366	£7,228,808	£8,014,808	£8,805,394	£9,600,591	£10,400,427	£8,814,680	£7,219,683	£5,615,382	£4,001,723	£2,378,650	£746,110	-£895,954	-£2,542,369
Interest 7%	£2,057	£2,069	£2,081	£6,432	£10,809	£15,211	£19,639	£24,092	£28,572	£33,078	£37,610	£42,168	£46,753	£51,365	£56,003	£60,669	£51,419	£42,115	£32,756	£23,343	£13,875	£4,352	£0	£0
TOTAL BORROWED	£354,722	£356,791	£358,873	£1,109,138	£1,863,779	£2,622,823	£3,386,294	£4,154,219	£4,926,623	£5,703,533	£6,484,975	£7,270,976	£8,061,561	£8,856,759	£9,656,595	£10,461,096	£8,866,099	£7,261,798	£5,648,139	£4,025,066	£2,392,526	£750,462	-£895,954	-£2,542,369
Sum Interest: £606,471																								

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