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)	£9,196,918.00	
S106 Contributions	£252,241.00	
Building Safety Levy	£54,618.00	
Network Rail permissions	£50,000.00	
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 17.5% on GDV for private units)	£2,304,982.22	
	£12,228,507.39	
Finance Costs 7%	£600,322.89	
Sub TOTAL COSTS	**£12,828,830.28**	£10,523,848.06
RESIDUAL LAND VALUE		**£342,496.68**
		per flat
Benchmark Value		**£341,000** £10,656.25
		100%

SDLT: £341,000

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